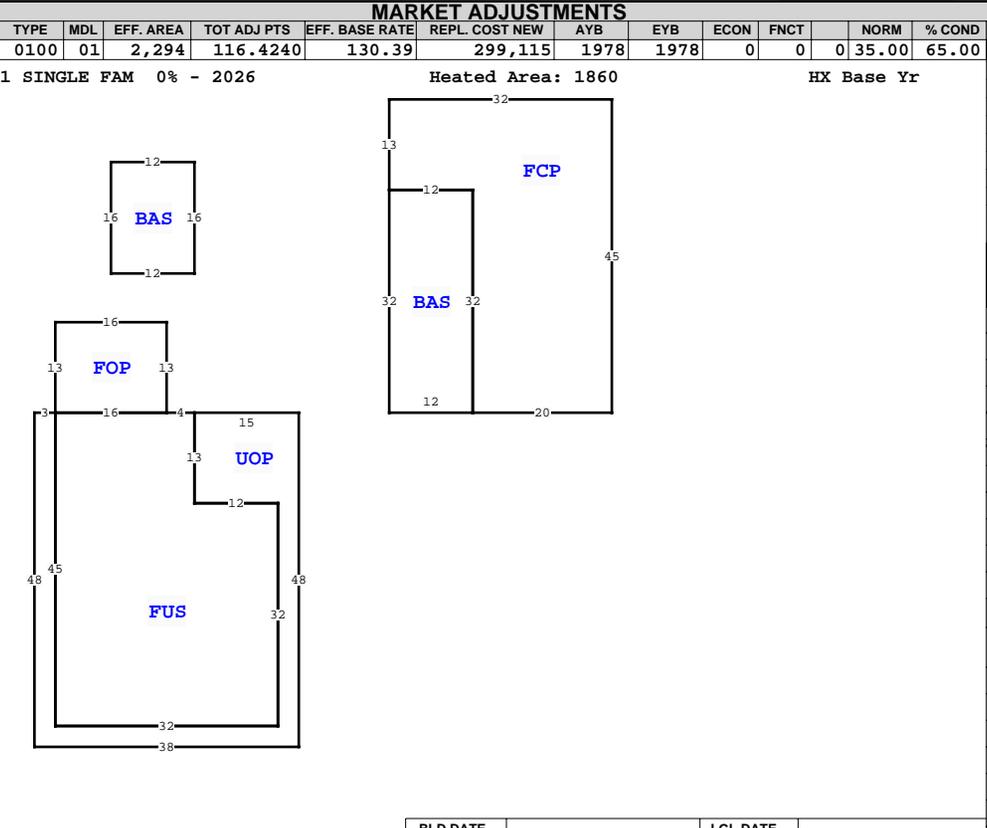


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 50	
Exterior Wall	17	MSNRY STUC 50	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	384	100	
FCP	1,056	25	
FOP	208	30	
FUS	1,284	100	
UOP	540	20	
TOTALS	3,664		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1860	
HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,425	
TOTAL MARKET OB/XF VALUE		1,144	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		270,569	
SOH/AGL Deduction		0	
ASSESSED VALUE		270,569	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		270,569	
TOTAL JUST VALUE		270,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053543	Electrical Servic		07/08/2025
000045428	Electrical Servic	0	09/13/2022
28364	MAINT/ALTR	35	02/10/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/2247	11/20/2025	WD	Q	I	01	309,000
GRANTOR: DREAMY VACATION RENTA						
GRANTEE: FLIPSE MARTIN EUGEN						
1516/1661	6/06/2024	WD	Q	I	01	399,000
GRANTOR: ROBERSON FAMILY TRUST						
GRANTEE: DREAMY VACATION REN						

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0084	DOCK-RIVER	0	0 12 15	180.00	UT	14.50	14.50	100	1980	1980	3	40	1,044	
2	0166	CONC, PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

TOTAL OB/XF													
1,144													

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS= W4 FOP= N13 W16 S13 E16\$ W16 UOP= W3 S48 E38 N48W15 S13 E12 S32 W32 N45\$ S45 E32 N32 W12 N13\$ PTR=N20 BAS= N16 W12 S16 E12\$ S20\$ PTR=E40 FCP= E20 N45 W32 S13 BAS= S32 E12 N32 W12\$ E12 S32 \$ W40\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							