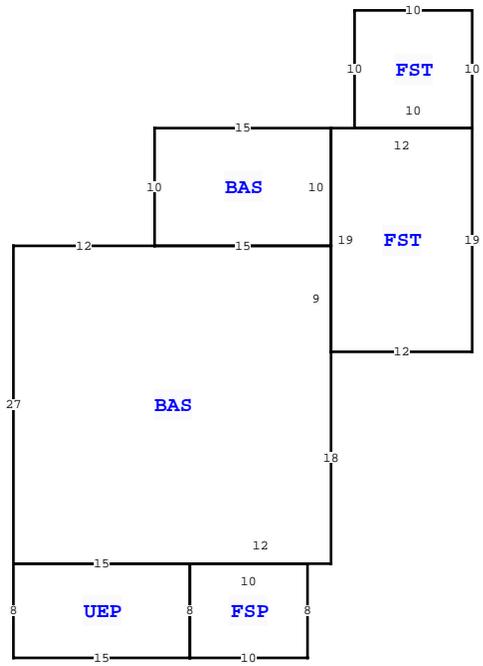




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	150	100	
BAS	729	100	
FSP	80	40	
FST	100	55	
FST	228	55	
UEP	120	60	
TOTALS	1,407		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,163	118.8260	135.46	157,540	1955	1995	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 879 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			102,401
TOTAL MARKET OB/XF VALUE			6,540
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			116,441
SOH/AGL Deduction			0
ASSESSED VALUE			116,441
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,441
TOTAL JUST VALUE			116,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,150
SALE:2:1: LOT 2 & N 25 FT LOT 3 BLK 8 MARION HEIGH			
LAND:1:1: 0.75 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2205	6/28/2023	QC	U	I	11	100
GRANTOR: LUCAS ANTHONY WAYNE						
GRANTEE: LUCAS SHAUNA						
1181/2116	10/02/2009	QC	U	I	11	0
GRANTOR: NELSON KELLER						
GRANTEE: ANTHONY WAYNE LUCAS						

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0296	SHED METAL	0	0	24	30	720.00	UT	7.00	7.00	100	1993	1993	3	100	5,040	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF/MH	0.00	0.00	1.25	LT		1.00	1.00	1.00	6,000.00	6,000.00	7,500							

TOTAL OB/XF																							
														6,540									
REVIEW DATE 08/24/2015 BY DF Total Acres: 0.74 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/13/2026 BY SYS																							