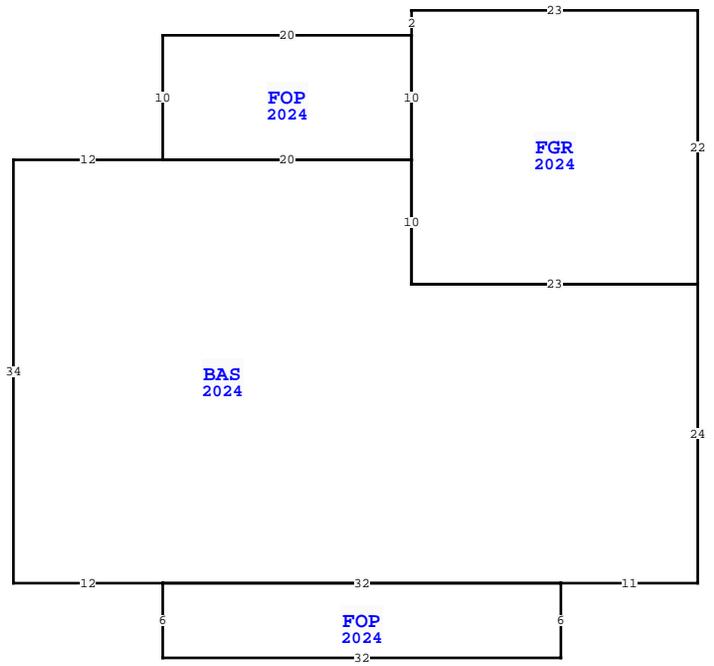


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,640	100	2024
FGR	506	55	2024
FOP	192	30	2024
FOP	200	30	2024
TOTALS	2,538		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024									Heated Area: 1640	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			251,525	
TOTAL MARKET OB/XF VALUE			24,500	
TOTAL LAND VALUE - MARKET			208,400	
TOTAL MARKET VALUE			300,345	
SOH/AGL Deduction			965	
ASSESSED VALUE			299,380	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			247,969	
TOTAL JUST VALUE			484,425	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			482,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045082	New Residential C	185,000	08/01/2022
000044882	Electrical Servic	0	07/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/1814	10/07/2011	PB	U	V	11	0

GRANTOR: CLERK OF COURT (GORDON)
GRANTEE: DONALD PETTYJOHN, BR
1222/2341 10/06/2011 WD U V 11 100
GRANTOR: DONALD PETTYJOHN, BREN
GRANTEE: MELISSA LYNNE TURMA

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	0030	BARN, MT	0	100	0	0	UT	21,200.00	21,200.00	100	2023	2022		100	21,200	
2	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	100	0	0	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

TOTAL OB/XF														24,500										
LAND DESCRIPTION																								
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	195,000							
3	0100	C	SFR	100					2.68	AC		1.00	1.00	1.00	5,000.00	5,000.00	13,400							

LAND DESCRIPTION																TOTAL OB/XF		24,500						
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	280.00	280.00	10,920							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	195,000							
3	0100	C	SFR	100					2.68	AC		1.00	1.00	1.00	5,000.00	5,000.00	13,400							