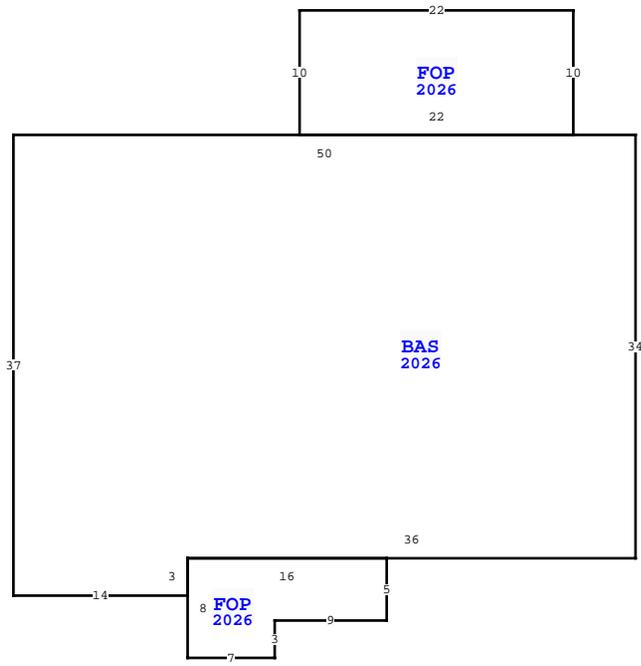


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	04		
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	2026	1,742	217,976
FOP	101	30	2026	30	3,754
FOP	220	30	2026	66	8,259
TOTALS	2,063			1,838	229,989

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%	- 2026								
Heated Area: 1742						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,989
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			50,200
TOTAL MARKET VALUE			235,418
SOH/AGL Deduction			0
ASSESSED VALUE			235,418
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			184,007
TOTAL JUST VALUE			283,089
NCON VALUE			232,889
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			57,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049604	New Residential C	255,000	04/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2274	1/04/2024	WD U	V	V	11	100

GRANTOR: VOIDANOFF JESSICA  
GRANTEE: VOIDANOFF JESSICA

1498/192	9/01/2023	WD U	V	V	11	0
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GRANTOR: DICKS DILON PAUL  
GRANTEE: VOIDANOFF JESSICA

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES											
BAS=[YR=2026;ORIG=53,-2] W50 S37 E14 N3 E36 N34 \$											
FOP=[YR=2026;ORIG=26,-12] E22 S10 W22 N10 \$											
FOP=[YR=2026;ORIG=33,32] W16 S8 E7 N3 E9 N5 \$											

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	100	0	0			5.00	100	2026	2025		100	2,900	

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	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	100					1.88	AC		1.00	1.00	1.00	0.00	0.00	0							
2	5600	A	TIMBER 3	0		00	0.00	0.00	8.41	AC		1.00	1.00	1.00	281.00	281.00	2,363							
3	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	4.14	AC		1.00	1.00	1.00	40.00	40.00	166							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	12.55	AC		1.00	1.00	1.00	4,000.00	4,000.00	50,200							