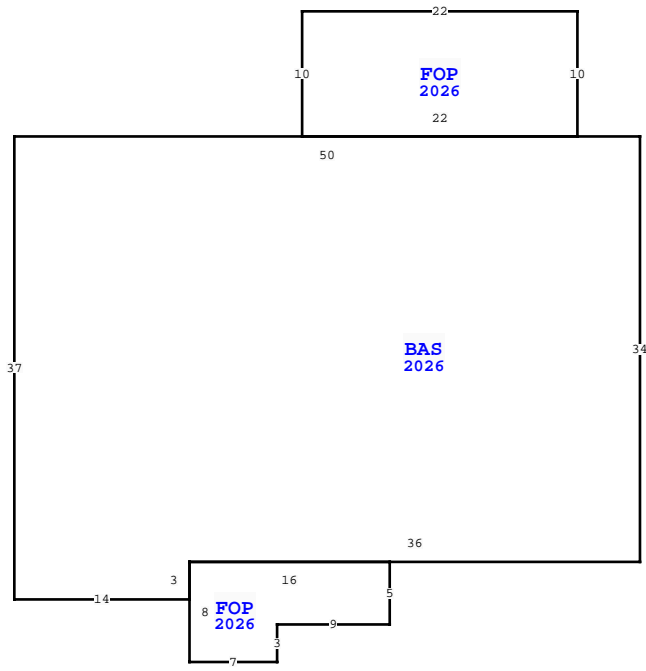


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
BAS	1,742	100	2026
FOP	101	30	2026
FOP	220	30	2026
TOTALS	2,063		
		1,838	225,945

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			225,945
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			50,200
TOTAL MARKET VALUE			231,374
SOH/AGL Deduction			0
ASSESSED VALUE			231,374
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			179,963
TOTAL JUST VALUE			279,045
NCON VALUE			228,845
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 11 0
GRANTOR: DICKS DILON PAUL
GRANTEE: VOIDANOFF JESSICA

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							