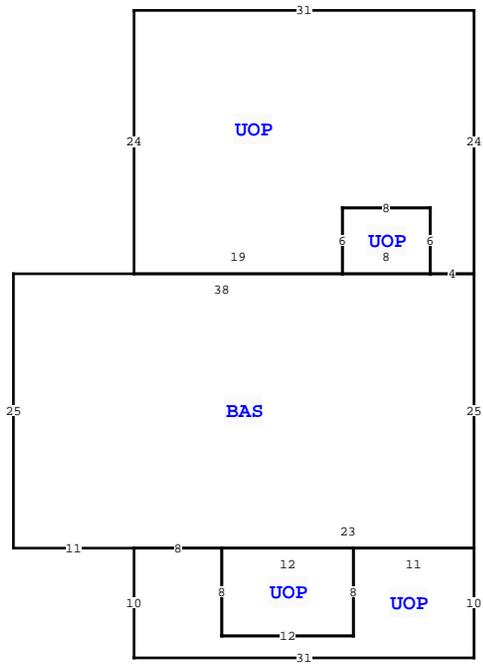




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	09	PINE WOOD	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,050	100	
UOP	48	20	
UOP	96	20	
UOP	214	20	
UOP	696	20	
TOTALS	2,104		

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%	0	70.76	89,228	1956	1956	0	0	0	35.00	65.00	
Heated Area: 1050 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				57,998		
TOTAL MARKET OB/XF VALUE				1,200		
TOTAL LAND VALUE - MARKET				77,000		
TOTAL MARKET VALUE				74,090		
SOH/AGL Deduction				3,901		
ASSESSED VALUE				70,189		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				70,189		
TOTAL JUST VALUE				136,198		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				134,198		
LAND:2:1: JOINS FAMILY TRACT OF 120 ACRES						
SALE:1:1: ESTATE NOT PROBATED YET PER CLERK'S OFFI						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/192	11/20/2024	LE	U	I	14	100
GRANTOR: GAINER EUGENE (ENH LE)						
GRANTEE: GAINER EUGENE (RMDR)						
0855/0819	3/19/1998	QC	Q	I	01	0
GRANTOR: OLA MAE DIX						
GRANTEE: EUGENE GAINER						
BUILDING NOTES						
BUILDING DIMENSIONS						
UOP= N24 W31 S24 E19 N6 E8 S6 E4\$ BAS= W4 UOP= N6 W8 S6 E8\$ W38 S25 E11 UOP= S10 E31 N10 W11 S8 W12 N8 W8\$ E8 UOP= S8 E12 N8 W12\$ E23 N25\$.						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE	
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	05/06/2026		MLU		
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200						

LAND DESCRIPTION														TOTAL OB/XF											1,200				
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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000												
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	445.00	445.00	2,892												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,000												