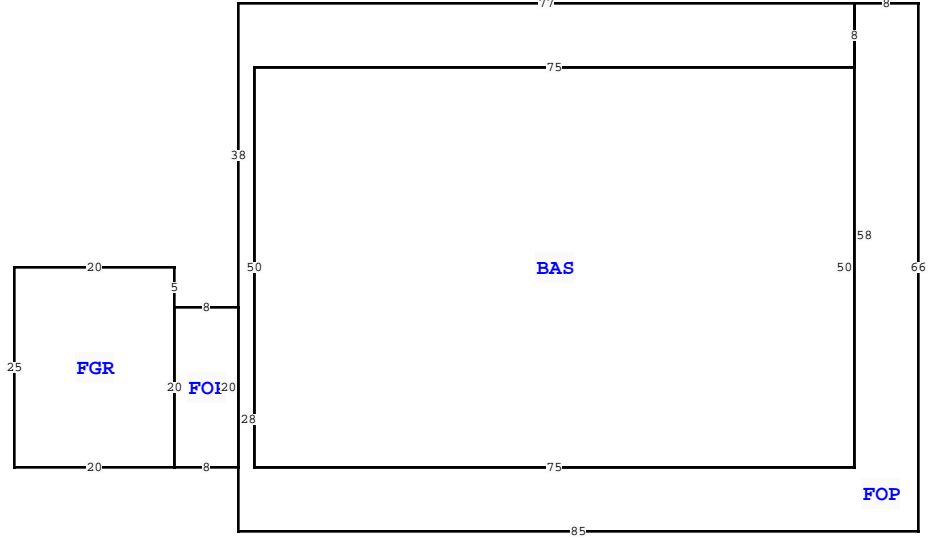


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,750	100	
FGR	500	55	
FOP	160	30	
FOP	1,860	30	
TOTALS	6,270		
		4,631	605,311

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%	- 2023								
			Heated Area: 3750			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			811,892
TOTAL MARKET OB/XF VALUE			17,944
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			840,756
SOH/AGL Deduction			21,355
ASSESSED VALUE			819,401
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			767,990
TOTAL JUST VALUE			989,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			965,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047611	Mobile Home		07/06/2023
000043347	Roof Replacement	30,595	12/09/2021
21298	SFR	940	01/21/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/955	6/17/2022	WD Q	Q	I	01	785,000
GRANTOR: DAVIS ANTHONY BRYCE						
GRANTEE: HATCH BRYAN DIXON						
1161/0852	10/29/2008	WD Q	Q	I	01	100
GRANTOR: ANTHONY DAVIS						
GRANTEE: ANTHONY BRYCE DAVIS						

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	0040	BARN,POLE	0	100	38	48			6.00	100	2013	2013	3	100	10,944	
2	9945	Well/Sept	0	100	0	0			7,000.00	100	2024	2023		100	7,000	
TOTALS																
17,944																

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	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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	5910	A	SWAMP/CYPRES	100					10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
4	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

