

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,362	100	
UCP	672	20	
UOP	156	20	
UOP	244	20	
UOP	516	20	
UST	196	45	
TOTALS	3,146		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	PILING	0%	- 2024								
					Heated Area: 1362			HX Base Yr				
BLD DATE _____ LGL DATE _____ XF DATE _____ LAND DATE _____ INC DATE _____ AG DATE _____												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			108,946
TOTAL MARKET OB/XF VALUE			1,114
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			245,060
SOH/AGL Deduction			0
ASSESSED VALUE			245,060
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			245,060
TOTAL JUST VALUE			245,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054388	Roof Replacement	10,200	11/03/2025
000048084	Electrical Servic	0	09/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2076	10/19/2020	QC	U	I	11	100

GRANTOR: JOHN R GUTHRIE
 GRANTEE: NICOLE PISTORIUS &
 0943/0798 6/29/2001 QC Q I 06 100
 GRANTOR: HELEN M GUTHRIE
 GRANTEE: MARK F, GARY M, & J

EXTRA FEATURES	
L N	OB/XF CODE
1	0084

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W31 UOP= W12 S13 E12 N13\$ S13 W4 UOP= W4 S38 E8 N23 W4 N15\$ S15 E4 S14 E31 N42\$ UOP= N12 W43 S12 E43\$ PTR=N30 UST= N14 W14 S14 E14\$ S30\$ PTR= N20 E30 UCP= E16 N42 W16 S42\$ S20 W30\$.	

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	0084	DOCK-RIVER	0	0	12	16		14.50	100	2009	2009	3	40	1,114	

LAND DESCRIPTION		TOTAL OB/XF 1,114																						
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	75.00	FF		1.00	1.00	1.00	750.00	750.00	56,250							
2	0000	C	VAC RES	0		A-1	0.00	0.00	65.00	FF		1.00	1.00	0.75	750.00	562.50	36,562							
3	0000	C	VAC RES	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.75	750.00	562.50	42,188							