



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 160,000 TOTAL MARKET VALUE 14,965 SOH/AGL Deduction 0 ASSESSED VALUE 14,965 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,965 TOTAL JUST VALUE 160,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,000																	
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM				DESCRIPTION		AMT		ISSUED										
MAP NUM						MKT AREA				03																								
NEIGHBORHOOD/LOC						20217.00				1.00/												SALES DATA												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE												
																1473/2440	8/16/2022	WD U	I	11	100													
																	GRANTOR: MCDUFFIE DAL AND BARB																	
																	GRANTEE: MEGABUCKS LLC																	
																1473/2437	8/16/2022	WD U	I	11	100													
																	GRANTOR: MCDUFFIE WILLIAM D																	
																	GRANTEE: MCDUFFIE DAL AND BA																	
TOTALS																	BLD DATE				LGL DATE				05/18/2026		MLU							
EXTRA FEATURES																	XF DATE				LAND DATE				07/27/2022		SPF		BUILDING NOTES					
INC 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																		

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	445.00	445.00	14,685							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000							