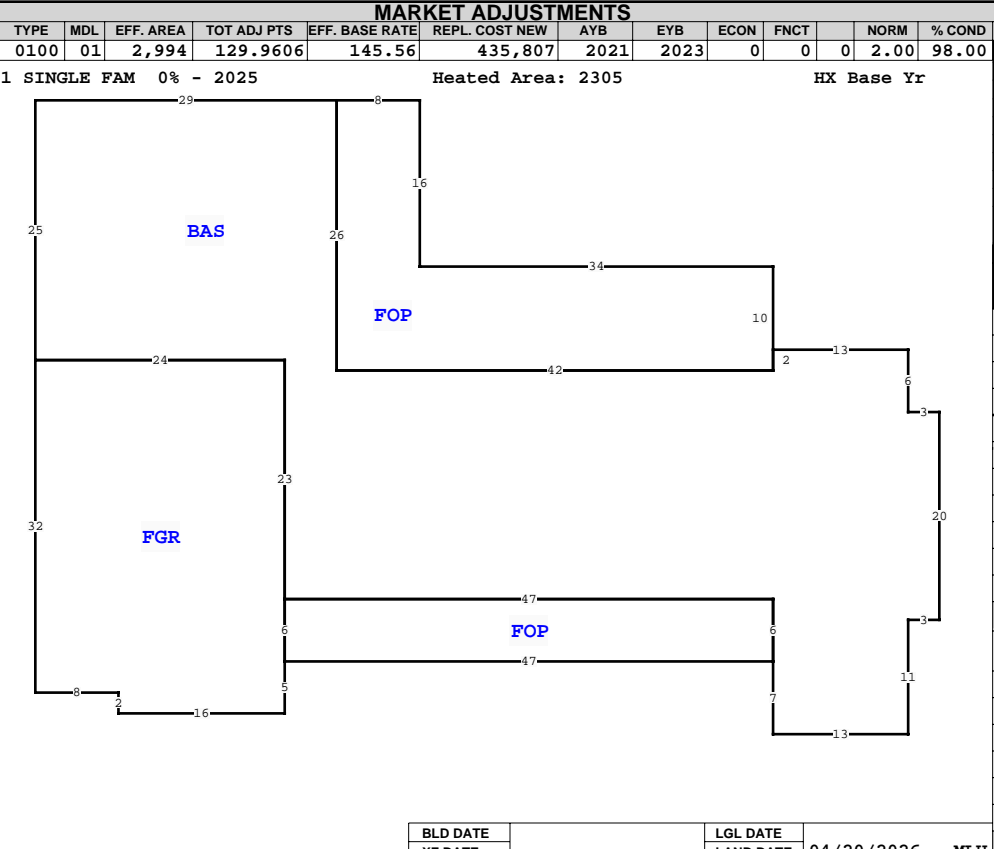




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	02	02	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	20316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100		2,305	328,806
FGR	800	55		440	62,765
FOP	282	30		85	12,126
FOP	548	30		164	23,395
TOTALS	3,935			2,994	427,091



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		427,091	
TOTAL MARKET OB/XF VALUE		33,499	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		515,590	
SOH/AGL Deduction		0	
ASSESSED VALUE		515,590	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		515,590	
TOTAL JUST VALUE		515,590	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		520,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40697	POOL	0	10/12/2020
39492	SFR	0	03/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1114	7/01/2024	WD Q	Q	I	01	690,000
GRANTOR: KARLTON MATTHEW B						
GRANTEE: MILLS JOHN III						
1170/0733	3/31/2009	WD Q	Q	V	01	42,900
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: MATTHEW B & LYNDI M						

EXTRA FEATURES		BLD DATE		LGL 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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021		100	2,500	
2	0166	CONC, PAVMT	0	0	0	0	852.00	UT	2.00	2.00	100	2021	2021		100	1,704	
3	0280	POOL R/CON	0	0	30	15	450.00	UT	70.00	70.00	100	2021	2021		93	29,295	

LAND DESCRIPTION		TOTAL OB/XF														33,499								
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES	
BLD DATE: 04/20/2026 MLU	
LGL DATE: 04/20/2026 MLU	
LAND DATE: 04/20/2026 MLU	
AG DATE: 04/20/2026 MLU	
INC DATE: 04/20/2026 MLU	

BUILDING DIMENSIONS	
BAS=[ORIG=80,30] S25 E24 S23 E47 S6 S7 E13 N11 E3 N20 W3 N6 W13 S2 W42 N26 W29 \$	
FGR=[ORIG=80,55] S32 E8 S2 E16 N5 N6 N23 W24 \$	
FOP=[ORIG=109,30] S26 E42 N10 W34 N16 W8 \$	
FOP=[ORIG=104,78] S6 E47 N6 W47 \$	