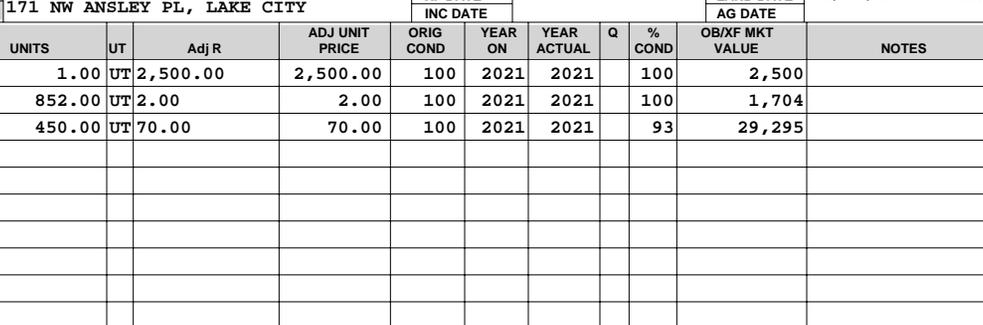


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1.100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	02	100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,994	129.9606	148.16	443,591	2021	2023	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 2305 HX Base Yr



MAP NUM	MKT AREA	01
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	334,679
FGR	800	55		440	63,886
FOP	282	30		85	12,342
FOP	548	30		164	23,812
TOTALS	3,935			2,994	434,719

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	1.00	UT	2,500.00	2,500.00	100	2021	2021		100	2,500	
2	0166	CONC,PAVMT	0	0	0	852.00	UT	2.00	2.00	100	2021	2021		100	1,704	
3	0280	POOL R/CON	0	0	30	450.00	UT	70.00	70.00	100	2021	2021		93	29,295	

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	DPHT 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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			434,719	
TOTAL MARKET OB/XF VALUE			33,499	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			523,218	
SOH/AGL Deduction			0	
ASSESSED VALUE			523,218	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			523,218	
TOTAL JUST VALUE			523,218	
NCON VALUE			0	
INCOME VALUE				
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
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 \$	