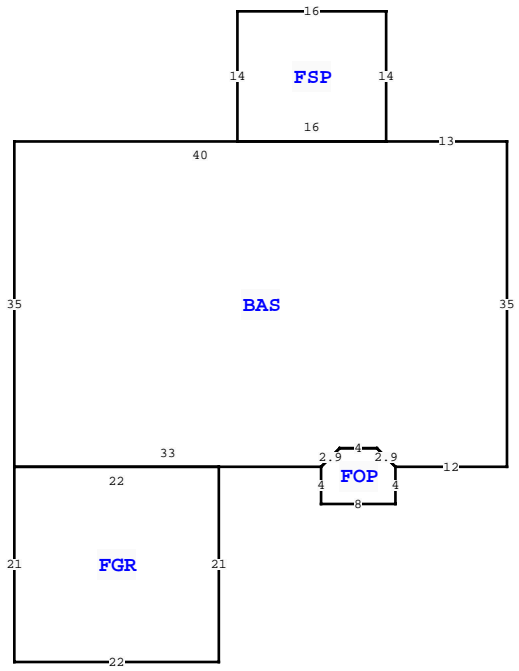




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,843	100
FGR	462	55
FOP	44	30
FSP	224	40
TOTALS	2,573	

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%	- 2020									
Heated Area: 1843 HX Base Yr 2020												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,257
TOTAL MARKET OB/XF VALUE		16,886
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,143
SOH/AGL Deduction		68,693
ASSESSED VALUE		253,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,039
TOTAL JUST VALUE		322,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048979	Roof Replacement	9,800	01/09/2024
19088	SFR	271	12/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2227	8/21/2019	WD Q	Q	I	01	255,000
GRANTOR: NIKOLAS KLADIS						
GRANTEE: CHARLES ROBERT & SH						
1062/0432	10/17/2005	WD U	U	I	09	285,000
GRANTOR: JAMES AND MARILYN WAL						
GRANTEE: NIKOLAS KLADIS						

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	0166	CONC, PAVMT	0	100	0	0	0	2,979.00	UT 2.00	100	2002	2002	3	100	5,958	
2	0294	SHED WOOD/	0	100	12	16		192.00	UT 9.00	100	0	0	3	100	1,728	
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2002	2002	3	100	1,200	
4	0030	BARN, MT	0	100	0	0		1.00	UT 8,000.00	100	2025	2024		100	8,000	
TOTALS													16,886			

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	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								