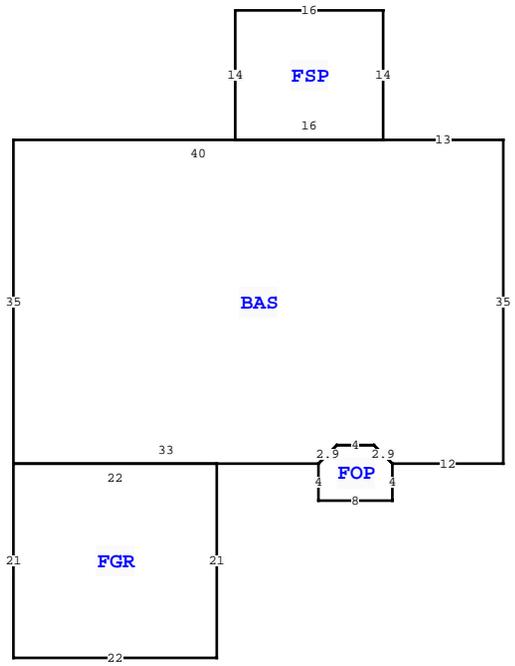




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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	YEAR
BAS	1,843	100	
FGR	462	55	
FOP	44	30	
FSP	224	40	
TOTALS	2,573		
TOT ADJ AREA	2,200		
SUBAREA MARKET VALUE	249,628		

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		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			249,628
TOTAL MARKET OB/XF VALUE			16,886
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			326,514
SOH/AGL Deduction			73,064
ASSESSED VALUE			253,450
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			202,039
TOTAL JUST VALUE			326,514
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	UT	2.00	2.00	100	2002	2002	3	100	5,958	
2	0294	SHED WOOD/	0	100	12	16	UT	9.00	9.00	100	0	0	3	100	1,728	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
4	0030	BARN, MT	0	100	0	0	UT	8,000.00	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								