

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2026		183,827	1978	1978	0	0	35.00	65.00

Heated Area: 1040 HX Base Yr 2026

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			119,488
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			146,888
SOH/AGL Deduction			0
ASSESSED VALUE			146,888
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			95,477
TOTAL JUST VALUE			146,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,888

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	93,504
FCP	336	25		84	7,552
FOP	100	30		30	2,698
FST	54	55		30	2,698
UEP	242	60		145	13,036
TOTALS	1,772			1,329	119,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/712	3/28/2024	QC	U	I	11	100

GRANTOR: PARKER DAVID
GRANTEE: FLETCHER JOHN ROBER

1499/1759	9/27/2023	LE	U	I	14	100

GRANTOR: FLETCHER JOHN ROBERT
GRANTEE: PARKER DAVID

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	1.00	UT	0.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	1993	1993	3	100	400	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	14.00	50	2006	2006	3	50	1,400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	100	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION																								
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		RSF	1105.00	140.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

BUILDING NOTES											
BUILDING DIMENSIONS BAS= W30 S30 E18 FOP= E20 N5W20 S5\$ N5 E20 FCP= S5 E13 N24 FST= N6 W9 S6 E9 \$ W9 N6 W4 S25\$ N25 UEP= E14 N11 W22 S11 E8\$ W8\$.											

TOTAL OB/XF											
4,000											