

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100	0 100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		17,587

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	784	89.0100	56.08	43,967	1984	1984	0	0	60.00	40.00												
2 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			17,587
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			143,640
TOTAL MARKET VALUE			37,072
SOH/AGL Deduction			6,295
ASSESSED VALUE			30,777
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			30,777
TOTAL JUST VALUE			168,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,869
SALE:1:1: AG LAND MKT VAL = 36,936			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27614	M H	0	02/03/2009
26731	M H	0	02/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/557	12/12/2021	QC	U	I	11	100
GRANTOR: THROM DOUGLAS						
GRANTEE: THROM FAMILY TRUST						
1412/1025	5/08/2020	WD	Q	I	01	109,000
GRANTOR: FLORENCE CONIGLIO						
GRANTEE: DOUGLAS & SHAUNA TH						

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	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000

BUILDING NOTES	
BAS= W56 S14 E56 N14\$.	

BUILDING DIMENSIONS	
BAS= W56 S14 E56 N14\$.	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0					19.52	AC		1.00	1.00	1.00	281.00	281.00	5,485							
3	9910	M	MKT. VAL. AG	0					19.52	AC		1.00	1.00	1.00	7,000.00	7,000.00	136,640							