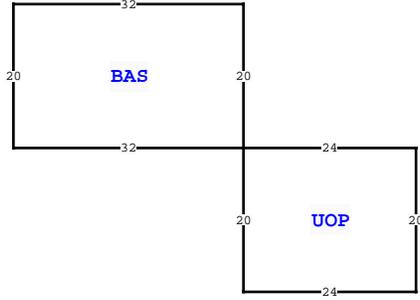
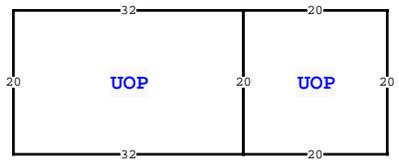




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	640	100	
UOP	400	20	
UOP	480	20	
UOP	640	20	
TOTALS	2,160		944

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	PILING	0%	- 2023								Heated Area: 640	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			27,686
TOTAL MARKET OB/XF VALUE			302
TOTAL LAND VALUE - MARKET			16,100
TOTAL MARKET VALUE			44,088
SOH/AGL Deduction			0
ASSESSED VALUE			44,088
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,088
TOTAL JUST VALUE			44,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,548
SALE:4:1: 5 AC MOL			
SALE:3:1: CORRECTIVE DEED & ADDING NAME			
SALE:2:1: EUGENE DEDED HIS PORTION TO BEATRICE			
SALE:1:1: CYNTHIA GIVING UP HER INT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2475	12/21/2022	WD	Q	I	01	42,000
GRANTOR: PEACOCK RONALD H						
GRANTEE: NEZER ENTERPRISES L						
1294/2749	4/30/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARGA						
GRANTEE: RONALD H PEACOCK						

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	0	9	24		2.00	2.00	70	1993	1993	3	70	302	

BUILDING NOTES			
615 NW GAR POND CT, WHITE SPRINGS			

BUILDING DIMENSIONS			
BAS= W32 S20 E32 UOP= S20 E24 N20 W24\$ N20\$ PTR= N30 UOP= N20 W32 S20 E32\$ UOP= E20 N20 W20 S20\$ S30\$.			

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	0		00	0.00	0.00	4.60	AC		1.00	1.00	0.50	7,000.00	3,500.00	16,100							