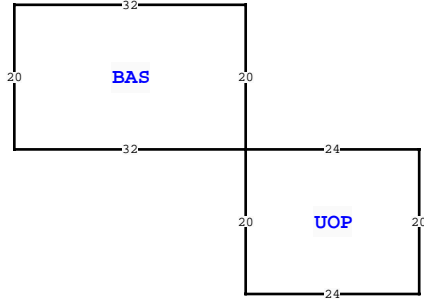
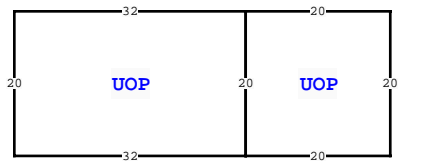




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	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		27,020	
TOTAL MARKET OB/XF VALUE		302	
TOTAL LAND VALUE - MARKET		20,700	
TOTAL MARKET VALUE		48,022	
SOH/AGL Deduction		0	
ASSESSED VALUE		48,022	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		48,022	
TOTAL JUST VALUE		48,022	
NCON VALUE		0	
INCOME VALUE		0	
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
1	0166	CONC, PAVMT	0	0	9	24	216.00	UT 2.00	2.00

TOTAL OB/XF												
615 NW GAR POND CT, WHITE SPRINGS												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	9	24	216.00	UT 2.00	2.00	70	1993	1993
										3	70	302

BUILDING NOTES			

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	9,000.00	4,500.00	20,700							