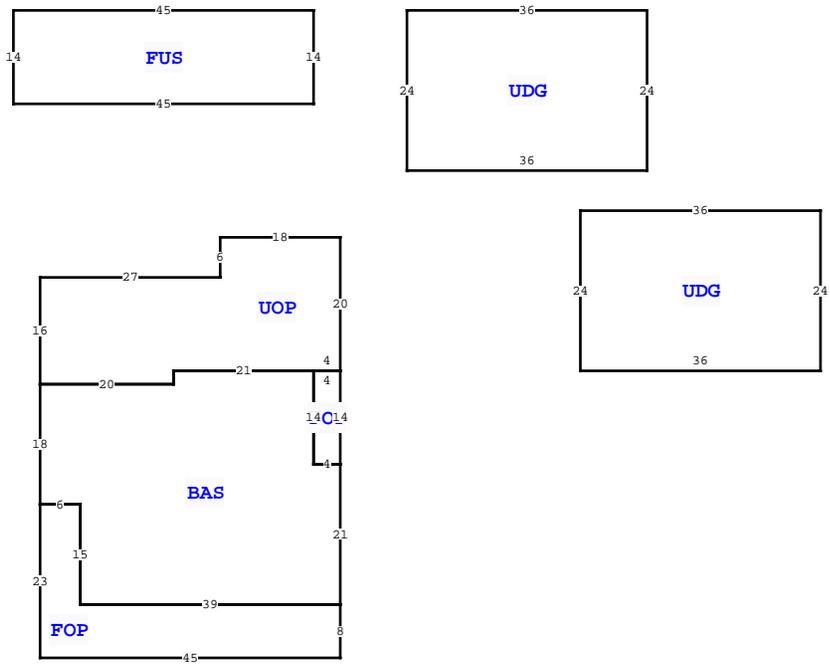


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	06	VINYL ASB	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,389	100	
FOP	56	30	
FOP	450	30	
FUS	630	100	
UDG	864	55	
UDG	864	55	
UOP	778	20	
TOTALS	5,031		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		395,010	1984	1984	0	0	35.00	65.00	Heated Area: 2019 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,756
TOTAL MARKET OB/XF VALUE			14,752
TOTAL LAND VALUE - MARKET			67,180
TOTAL MARKET VALUE			338,688
SOH/AGL Deduction			11,448
ASSESSED VALUE			327,240
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,240
TOTAL JUST VALUE			338,688
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054369	Roof Replacement	18,900	10/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1065	5/10/2023	LE U	I	14		100

GRANTOR: BIRD PAUL D JR
GRANTEE: BIRD PAUL D JR (ENH)

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS= W21 S2 W20 S18 FOP= S23E45 N8 W39 N15 W6\$ E6 S15 E39 N21FOP= N14 W4 S14 E4\$ W4 N14\$ UOP= E4 N20 W18 S6 W27 S16 E20 N2 E21\$ PTR=N40 FUS= N14 W45 S14 E45\$ S40 \$ PTR=E40 UDG= E36 N24 W36 S24\$ W40\$ PTR=E50N30 UDG= N24 W36 S24 E36\$ W50 S30\$.</p>	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1984	1984	3	30	10,752	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	

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	DPTH 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		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							
2	9630	C	SWAMP	0			0.00	0.00	2.52	AC		1.00	1.00	1.00	270.00	270.00	680							