

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	06		
NEIGHBORHOOD/LOC	21416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100		1,537	155,162
FEP	210	80		168	16,959
FGR	506	55		278	28,065
FOP	144	30		43	4,341
TOTALS	2,397			2,026	204,527

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% - 2002										
			Heated Area: 1537				HX Base Yr 2002					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		204,527	
TOTAL MARKET OB/XF VALUE		7,116	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		246,643	
SOH/AGL Deduction		88,368	
ASSESSED VALUE		158,275	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		106,864	
TOTAL JUST VALUE		246,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24520	ADDN SFR	115	05/16/2006
17223	SFR	245	07/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/0577	5/30/2001	WD Q	Q	I		115,000
GRANTOR: WOODMAN PARK BUILDERS						
GRANTEE: ALLEN & BEVERLY SCO						
0900/2695	4/20/2000	WD Q	Q	V		45,000
GRANTOR: DDP CORP						
GRANTEE: WOODMAN PARK BUILDERS						

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	UT	1.50	1.50	100	2001	2001	3	100	2,076	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	0294	SHED WOOD/	0	100	10	21	UT	14.00	14.00	100	2006	2006	3	100	2,940	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	800	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF													7,116											
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W6 FEP= N10 W21 S10 E21\$ W47 S29 E14 FOP= S6 E24 N6 W24\$ E39 N6 FGR= E22 N23 W22 S23\$ N23\$.	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							