

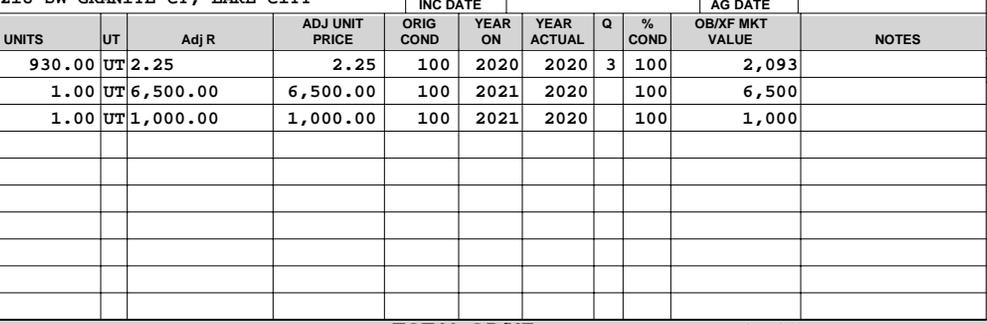
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,302	111.8700	127.53	293,574	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 1903 HX Base Yr 2021												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	21416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100		1,903	228,129
FGR	529	55		291	34,884
FOP	176	30		53	6,353
FOP	182	30		55	6,593
TOTALS	2,790			2,302	275,960

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	930.00	UT	2.25	2.25	100	2020	2020	3	100	2,093	
2	0031	BARN,MT AE	0	100	18	25	1.00	UT	6,500.00	6,500.00	100	2021	2020		100	6,500	
3	0251	LEAN TO W/	0	100	12	25	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			275,960	
TOTAL MARKET OB/XF VALUE			9,593	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			320,553	
SOH/AGL Deduction			79,692	
ASSESSED VALUE			240,861	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			189,450	
TOTAL JUST VALUE			320,553	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			318,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40992	STORAGE		12/08/2020
39879	SFR	0	06/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2591	10/10/2025	QC	Q	I	01	160,000
GRANTOR: POLLOCK MATTHEW T						
GRANTEE: POLLOCK MATTHEW T						
1424/0393	11/13/2020	WD	Q	I	01	267,500
GRANTOR: GIBALTAR CONTRACTING						
GRANTEE: MATTHEW T & MARJORI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W35 FOP= W16 S11 E16 N11\$ S11 W18 S21 E2 FOP= S13 E9 S2 E8 N2 W1 N7 W7 N6W9\$ E9 S6 E7 S7 E12 FGR= S19 E23 N23 W23 S4\$ N4 E23 N41\$.												

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								