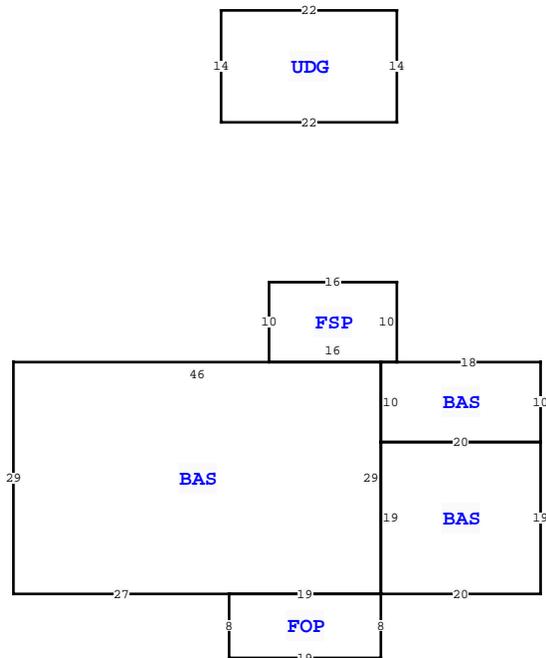


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	21416.020 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,193	110.4054	123.65	271,164	1988	1988	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1914 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	16,075
BAS	380	100		380	30,542
BAS	1,334	100		1,334	107,217
FOP	152	30		46	3,697
FSP	160	40		64	5,144
UDG	308	55		169	13,583
TOTALS	2,534			2,193	176,257

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION
1	0166	CONC, PAVMT
2	0120	CLFENCE 4
3	0294	SHED WOOD/
4	0169	FENCE/WOOD

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

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,154	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
3	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	1993	1993	3	100	480	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

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	DPHT 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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		176,257	
TOTAL MARKET OB/XF VALUE		6,034	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		217,291	
SOH/AGL Deduction		0	
ASSESSED VALUE		217,291	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,291	
TOTAL JUST VALUE		217,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054079	Roof Replacement	15,000	09/17/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1813	9/30/2025	WD	Q	I	01	269,000

BUILDING NOTES			
GRANTOR: FLORES STEVEN			
GRANTEE: COKKINOS WILLIAM DA			
1372/0239	11/01/2018	WD	Q I 01
GRANTOR: RICHARD A & JANA A FO			
GRANTEE: STEVEN & CHELSEA L			

BUILDING DIMENSIONS	
FSP= N10 W16 S10 E16\$ BAS= W2 BAS= W46 S29 E27 FOP= S8 E19 N8 W19\$ E19 BAS= E20 N19 W20 S19\$ N29\$ S10 E20 N10 W18\$PTR=N30 UDG= N14 W22 S14 E22\$S30\$.	