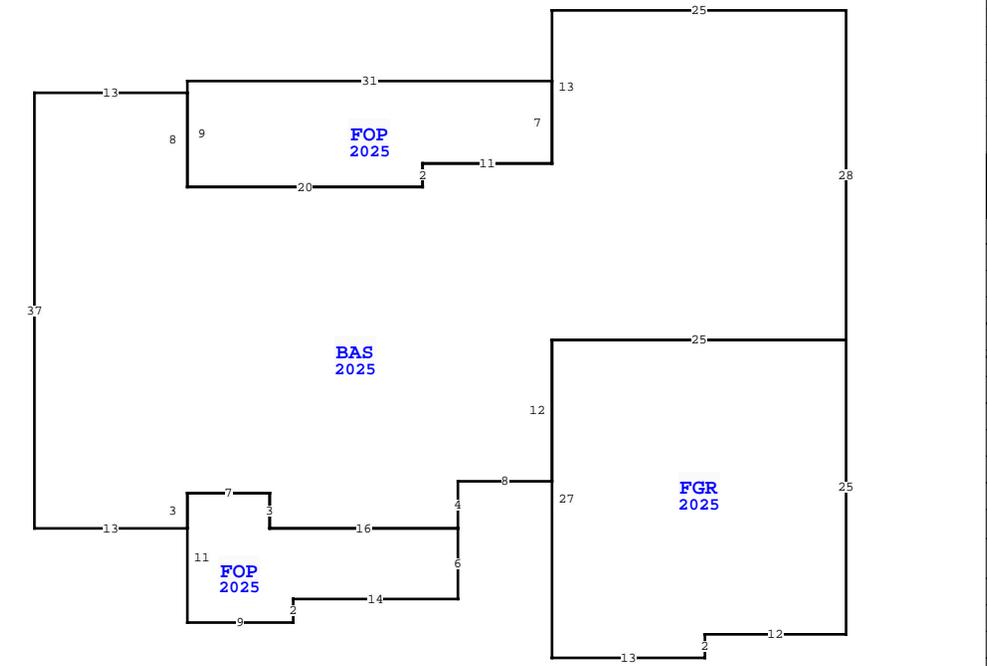




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,049	100	2025
FGR	651	55	2025
FOP	177	30	2025
FOP	257	30	2025
TOTALS	3,134		

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%	- 2025	129.36	328,186	2024	2024	0	0	1.00	99.00
Heated Area: 2049 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			324,904
TOTAL MARKET OB/XF VALUE			43,930
TOTAL LAND VALUE - MARKET			26,500
TOTAL MARKET VALUE			395,334
SOH/AGL Deduction			204,809
ASSESSED VALUE			190,525
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			139,114
TOTAL JUST VALUE			395,334
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048410	New Residential C	500,000	02/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2179	7/23/2024	WD Q	Q	I	01	614,600
GRANTOR: SPARKS CONSTRUCTION &						
GRANTEE: MILLER MARK						
1498/436	9/01/2023	WD Q	Q	V	01	56,000
GRANTOR: MAIN BLVD RENTAL, LLC						
GRANTEE: SPARKS CONSTRUCTION						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025
2	0166	CONC, PAVMT	0	100	0	810.00	UT	3.00	3.00	100	2025
3	0200	GARAGE F	0	100	0	1.00	UT	30,000.00	30,000.00	100	2025
4	0120	CLFENCE 4	0	100	0	1.00	UT	1,500.00	1,500.00	100	2025
5	0210	GARAGE U	0	100	0	1.00	UT	8,000.00	8,000.00	100	2025

TOTAL OB/XF											
43,930											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=69,10] W25 S13 W11 S2 W20 N8 W13 S37 E13 N3 E7 S3 E16 N4 E8 N12 E25 N28 \$											
FGR=[YR=2025;ORIG=69,38] W25 S27 E13 N2 E12 N25 \$											
FOP=[YR=2025;ORIG=44,16] W31 S9 E20 N2 E11 N7 \$											
FOP=[YR=2025;ORIG=36,54] W16 N3 W7 S11 E9 N2 E14 N6 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00