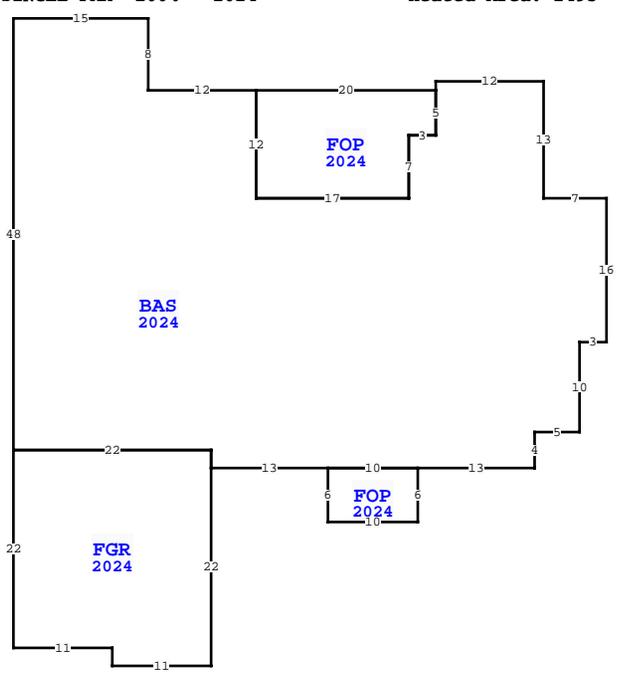


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		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	21416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,495	100	2024
FGR	506	55	2024
FOP	60	30	2024
FOP	219	30	2024
TOTALS	3,280		

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%	- 2024		Heated Area: 2495					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	364,094			
TOTAL MARKET OB/XF VALUE	12,120			
TOTAL LAND VALUE - MARKET	26,500			
TOTAL MARKET VALUE	402,714			
SOH/AGL Deduction	206,788			
ASSESSED VALUE	195,926			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	144,515			
TOTAL JUST VALUE	402,714			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	406,729			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048311	Storage Building	9,000	10/02/2023
000043010	New Residential C	250,000	10/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2395	6/08/2023	WD Q	Q	I	01	540,000
GRANTOR: ENTRUST HOLDINGS LLC						
GRANTEE: CRAIG THOMAS R						
1446/740	8/30/2021	WD Q	Q	V	01	33,500
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ENTRUST HOLDINGS LL						

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	3.00	3.00	100	2024	2023		100	2,400	
2	0294	SHED WOOD/	0	100	12	20	UT	18.00	18.00	100	2025	2024		100	4,320	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF												12,120				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=70,10] S48 E22 S2 E13 E10 E13 N4 E5 N10 E3 N16 W7 N13 W12 S1 S5 W3 S7 W17 N12 W12 N8 W15 \$											
FGR=[YR=2024;ORIG=70,58] S22 E11 S2 E11 N22 N2 W22 \$											
FOP=[YR=2024;ORIG=97,18] S12 E17 N7 E3 N5 W20 \$											
FOP=[YR=2024;ORIG=105,60] E10 S6 W10 N6 \$											

LAND DESCRIPTION												TOTAL OB/XF												12,120				
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	26,500.00	26,500.00	26,500											