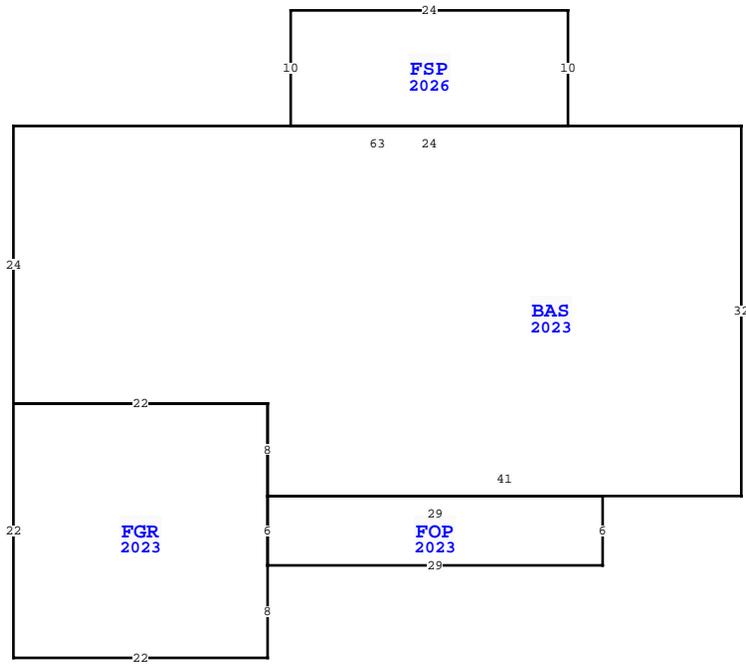


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,840	100	2023
FGR	484	55	2023
FOP	174	30	2023
FSP	240	40	2026
TOTALS	2,738		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,254	131.4423	149.84	337,739	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2026 Heated Area: 1840 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			327,607
TOTAL MARKET OB/XF VALUE			35,740
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			418,347
SOH/AGL Deduction			72,625
ASSESSED VALUE			345,722
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			294,311
TOTAL JUST VALUE			418,347
INCON VALUE			39,679
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053304	Generator		06/03/2025
000052626	Roof Replacement	11,500	03/18/2025
000044490	Storage Building	30,000	05/19/2022
000042690	New Residential C	225,000	09/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/603	4/30/2025	WD Q	Q	I	01	540,000
GRANTOR: NATHANSON JEFFREY						
GRANTEE: THACKER SHARON						
1466/75	4/22/2022	WD Q	Q	I	01	449,000
GRANTOR: CROWTHER RICHARD A IR						
GRANTEE: NATHANSON JEFFREY F						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0	100	0	0	UT	24,400.00	24,400.00	100	2023
2	0294	SHED WOOD/	0	100	0	0	UT	2,800.00	2,800.00	100	2023
3	0296	SHED METAL	0	100	0	0	UT	1,200.00	1,200.00	100	2023
4	0120	CLFENCE 4	0	100	0	0	UT	200.00	200.00	100	2023
5	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2023
6	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026

TOTAL OB/XF											
35,740											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/07/2025								
INC DATE		AG DATE	MLU								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=50,20] S24 E22 S8 E41 N32 W63 \$											
FGR=[YR=2023;ORIG=50,44] S22 E22 N8 N6 N8 W22 \$											
FOP=[YR=2023;ORIG=72,52] S6 E29 N6 W29 \$											
FSP=[YR=2026;ORIG=74,20] N10 E24 S10 W24 \$											

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		A-1	0.00	0.00	1.00	LT	1.00