



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																																																																																																																																																																																																																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																														
TOTALS																BLD DATE				LGL DATE				05/07/2026		MLU																																																																																																																																																																																																																																																																																									
EXTRA FEATURES																XF DATE				LAND DATE																																																																																																																																																																																																																																																																																															
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SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1560/2700	2/09/2026	WD	U	V	11	100			
GRANTOR: MORGAN JANET									
GRANTEE: MORGAN NATHAN									
1402/1550	1/02/2020	WD	Q	V	05	112,000			
GRANTOR: FRANCISCO & MERCEDES									
GRANTEE: NATHAN & JANET MORG									

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	250.00	250.00	5,000							
2	6200	A	PASTURE 3	0					4.40	AC		1.00	1.00	1.00	280.00	280.00	1,232							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.40	AC		1.00	1.00	1.00	7,000.00	7,000.00	170,800							