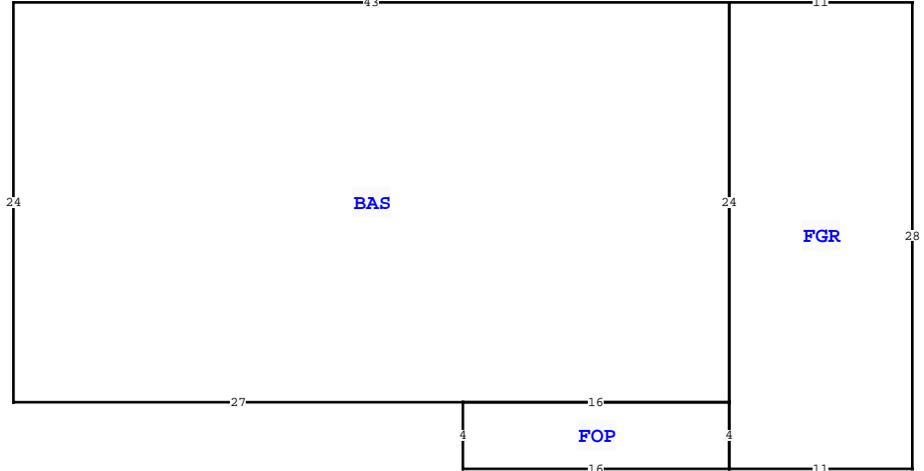




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,032	100	
FGR	308	55	
FOP	64	30	
TOTALS	1,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,220	101.7144	115.95	141,459	1988	1988	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1032 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			91,948
TOTAL MARKET OB/XF VALUE			750
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			114,698
SOH/AGL Deduction			0
ASSESSED VALUE			114,698
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,698
TOTAL JUST VALUE			114,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,088

SALE:4:1: LOT 4A BLK D 242 VILL. VAL=\$31270. (FHA
SALE:2:1: REPO
SALE:1:1: LOT 4A BLOCK D 242 VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047934	Electrical Servic	0	08/21/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1495/947	7/21/2023	WD U	I	11		100	
GRANTOR: MCGINNIS HARRY							
GRANTEE: 3 SEVENS PROPERTIES							
1495/945	7/21/2023	WD U	I	30		115,500	
GRANTOR: MCGINNIS KEVIN							
GRANTEE: MCGINNIS HARRY							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
BAS= W43 S24 E27 FOP= S4 E16N4 W16\$ E16 FGR= S4 E11 N28 W11 S24\$ N24\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0
TOTALS											

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	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	0		RSF-2141.00	141.00		1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							