

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	72	100	
BAS	216	100	
BAS	1,056	100	
UOP	48	20	2023
TOTALS	1,392		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,354	119.8000	136.57	184,916	1990	2010	0	0	18.75	81.25

1 SINGLE FAM 0% - 2026 Heated Area: 1344 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,244
TOTAL MARKET OB/XF VALUE			4,776
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			167,020
SOH/AGL Deduction			0
ASSESSED VALUE			167,020
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			167,020
TOTAL JUST VALUE			167,020
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			153,807
SALE:1:1: LOT 4, BLOCK 2 SUWANNEE VALLEY ESTATES			
LAND:1:1: 0.28 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1628	9/16/2025	WD	Q	I	01	235,000
GRANTOR: SAMMONS JONSETH JOSHU						
GRANTEE: BENEFIEL SEAN						
1442/149	7/12/2021	WD	Q	I	01	159,000
GRANTOR: INGLESE JAMES						
GRANTEE: SAMMONS JONSETH JOS						

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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0169	FENCE/WOOD	0	0	0	0	176.00	UT	13.50	13.50	100	2008	2008	3	100	2,376	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
TOTALS															4,776		

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/07/2026 MLU														
BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W42 S26 E24 N2 E18 N18 N6 \$														
BAS=[ORIG=0,24] E12 N18 W12 S18 \$														
BAS=[ORIG=0,6] E12 N6 W12 S6 \$														
UOP=[YR=2023;ORIG=-13,24] E12 S4 W12 N4 \$														

LAND DESCRIPTION																								
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	1100.00	120.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							