



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architctual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	22316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100		1,616	139,220
FEP	121	80		97	8,356
FOP	115	30		34	2,929
FOP	372	30		112	9,649
SFB	280	80		224	19,298
TOTALS	2,504			2,083	179,453

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,083	118.3400	132.54	276,081	1972	1972	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1896 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		179,453	
TOTAL MARKET OB/XF VALUE		8,932	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		225,885	
SOH/AGL Deduction		0	
ASSESSED VALUE		225,885	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		225,885	
TOTAL JUST VALUE		225,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2070	1/08/2025	CT	U	I	18	175,000
GRANTOR: CLERK OF COURT						
GRANTEE: DREW DEVELOPMENT LL						
0822/1588	5/24/1996	WD	Q	I		75,000
GRANTOR: BULTHUIS						
GRANTEE: WILLIAMS						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	25	10	250.00	UT	2.00	2.00	50	1993	1993	3	50	250	
3	0252	LEAN-TO W/	0	0	10	12	120.00	UT	2.00	2.00	30	1993	1993	3	30	72	
4	0060	CARPORT F	0	0	25	38	950.00	UT	5.00	5.00	60	1993	1993	3	60	2,850	
5	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	60	1993	1993	3	60	1,080	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
7	0060	CARPORT F	0	0	22	28	616.00	UT	5.00	5.00	100	2008	2008	3	100	3,080	

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		A-1	0.00	0.00	3.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,500							

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= N12 W31 S12 E31\$ BAS= W31 S4 W46 S28 E23 FOP= S3 E23 N5 W23 S2\$ N2 E23 N5 FEP= E11 N11 W11 S11 \$ N11 E11SFB= S11 E20 N14 W20 S3\$ N3 E20 N11\$.	

TOTAL OB/XF												8,932											