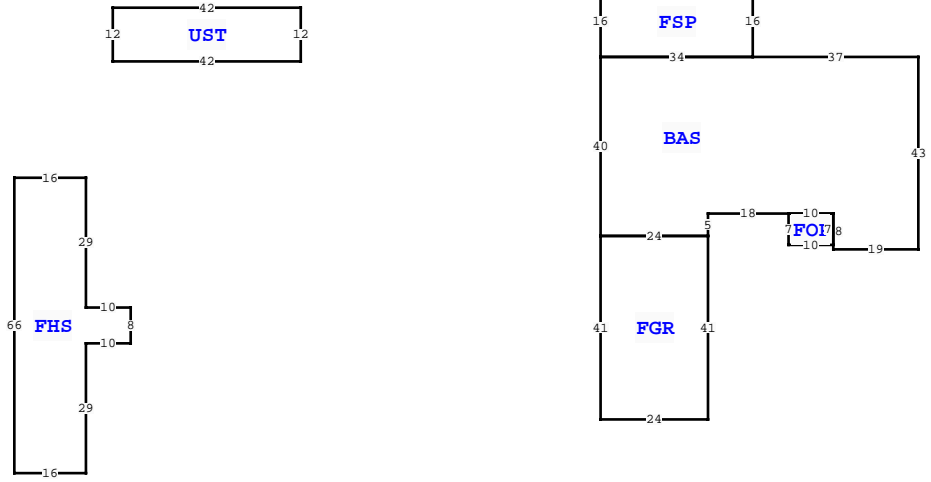


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	06
NEIGHBORHOOD/LOC	22316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,757	100	
FGR	984	55	
FHS	1,136	60	
FOP	70	30	
FSP	544	40	
UST	504	45	
TOTALS	5,995		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2021		652,717	2020	2020	0	0	5.00	95.00
					Heated Area: 3893			HX Base Yr 2021			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		620,081	
TOTAL MARKET OB/XF VALUE		81,779	
TOTAL LAND VALUE - MARKET		61,250	
TOTAL MARKET VALUE		763,110	
SOH/AGL Deduction		217,468	
ASSESSED VALUE		545,642	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		494,231	
TOTAL JUST VALUE		763,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		771,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054034	New Residential C	119,000	02/12/2026
000041889	Storage Building	12,000	05/11/2021
38895	POOL ENCL	0	11/13/2019
38485	POOL	438	08/16/2019
38079	SFR	1,862	05/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/1572	9/27/2018	WD Q	V		01	48,500

GRANTOR: WILLIAM RILEY ROWAN
GRANTEE: BENJAMIN D & CAMERO

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	100	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	
2	0166	CONC, PAVMT	0	100	0	4,138.00	UT	2.50	2.50	100	2021	2020		100	10,345	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	
4	0280	POOL R/CON	0	100	0	593.00	UT	70.00	70.00	100	2021	2020		91	37,774	
5	0282	POOL ENCL	0	100	40	1,840.00	UT	15.00	15.00	100	2021	2020		70	19,320	
6	0120	CLFENCE 4	0	100	0	280.00	UT	5.50	5.50	100	2021	2020		100	1,540	
7	0031	BARN, MT AE	0	100	24	600.00	UT	15.00	15.00	100	2021	2021		100	9,000	
8	0166	CONC, PAVMT	0	100	0	1.00	UT	1,400.00	1,400.00	100	2021	2021		100	1,400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=60,21] W37 W34 S40 E24 N5 E18 E10 S8 E19 N43 \$	
FHS=[ORIG=-126,48] W16 S66 E16 N29 E10 N8 W10 N29 \$	
FGR=[ORIG=-11,61] E24 S41 W24 N41 \$	
FSP=[ORIG=-11,5] E34 S16 W34 N16 \$	
UST=[ORIG=-120,10] E42 S12 W42 N12 \$	
FOP=[ORIG=31,56] E10 S7 W10 N7 \$	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.75	35,000.00	61,250.00	61,250							