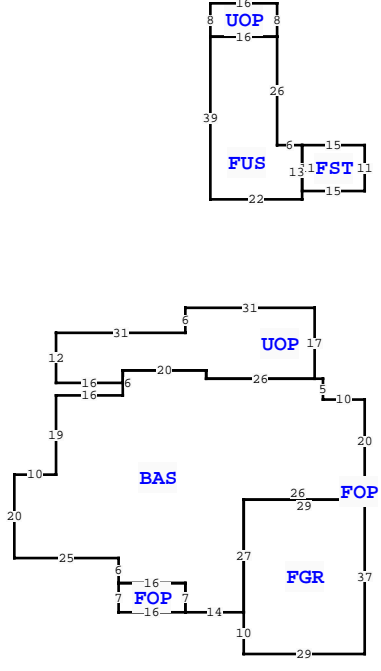




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	08	08			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	22316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,168	100		3,168	325,002
FGR	1,073	55		590	60,527
FOP	12	30		4	411
FOP	112	30		34	3,488
FST	165	55		91	9,336
FUS	702	100		702	72,017
UOP	128	20		26	2,668
UOP	844	20		169	17,338
TOTALS	6,204			4,784	490,787

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 3870						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		490,787		
TOTAL MARKET OB/XF VALUE		7,630		
TOTAL LAND VALUE - MARKET		99,000		
TOTAL MARKET VALUE		597,417		
SOH/AGL Deduction		279,555		
ASSESSED VALUE		317,862		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		266,451		
TOTAL JUST VALUE		597,417		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		604,530		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055231	Screen Enclosure	40,750	03/13/2026
000055195	Generator		03/10/2026
000051448	Roof Replacement	36,000	11/08/2024
7585	SFR	100,000	09/14/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2041	8/21/2025	WD Q	Q	I	01	750,000
GRANTOR: MARY VIRGINIA MCRAE L						
GRANTEE: MCLEAN MURPHY B JR						
0666/0521	11/03/1988	WD Q	Q	V		41,000
GRANTOR: GIEBEIG, ROBERT						
GRANTEE: MCRAE, B E						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 N5 W2 UOP= N17 W31 S6 W31 S12 E16 N3 E20 S2 E26\$ W26 N2 W20 S6 W16 S19 W10 S20 E25 S6 FOP= S7 E16 N7 W16\$ E16 S7 E14 FGR= S10 E29 N37 W29 S27\$ N27 E26 FOP= E3 N4 W3 S4\$ N4 E3 N20 \$ PTR= N50 FST= N11 W15 FUS= W6 N26 UOP= N8 W16 S8 E16\$ W16 S39 E22 N13\$ S11 E15\$ S50\$.	

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,380	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	100	2014	2014	3	100	2,750	

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	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							