

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	08	DECORATIVE	50
Interior Floor	12	HARDWOOD	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
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
BAS	3,086	100	
FGR	678	55	
FOP	120	30	
FSP	248	40	
TOTALS	4,132		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,594	143.4818	160.70	577,556	2005	2005	0	0	30.00	70.00
1 SINGLE FAM 100% - 2021 Heated Area: 3086 HX Base Yr 2021											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005
2	0166	CONC,PAVMT	0	100	0	1,592.00	UT	2.50	2.50	100	2005
3	0280	POOL R/CON	0	100	0	537.00	UT	70.00	70.00	100	2006
4	0282	POOL ENCL	0	100	30	1,500.00	UT	15.00	15.00	100	2006
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
6	0130	CLFENCE 5	0	100	0	1.00	UT	0.00	0.00	100	2014
7	0210	GARAGE U	0	100	0	1.00	UT	10,000.00	10,000.00	100	2023

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			404,289
TOTAL MARKET OB/XF VALUE			47,751
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			487,040
SOH/AGL Deduction			136,186
ASSESSED VALUE			350,854
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			299,443
TOTAL JUST VALUE			487,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			496,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048928	Roof Replacement	25,500	12/29/2023
24399	POOL ENCL	30	04/19/2006
24280	POOL	190	03/22/2006
24280	POOL	190	03/22/2006
24280	POOL	190	03/22/2006
22591	SFR	905	12/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2127	9/11/2020	WD	U	I	11	100
GRANTOR: GARY M & ALICIA D GOE						
GRANTEE: MICHAEL & SARAH O'R						
1419/0804	9/11/2020	WD	Q	I	01	375,000
GRANTOR: GARY M & ALICIA D GOE						
GRANTEE: MICHAEL & SARAH O'R						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W15 S11 W18 S14 FSP= W30 S5 E8 D3 R3 S3 E14 N2 R3 U3 E2 N6 S6 W2 D3 L3 S2 W14 N3 L3 U3 W8 D3 L3 S39 E5 S2 E5 S2 E8 FOP= S4 E13 N8 W3 N4 W7 S8 W3 S E3 N8 E7 S4 E12 FGR= S12 E9 S2 E15 N29 W24 S15 S N15 E24 N6 E2 N51 S.	

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	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							