



BUILDING CHARACTERISTICS	
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 Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	22417.00 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216 100 1,216 75,695
TOTALS	1,216 1,216 75,695

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	1,216	117.9000	113.18	137,627	2000	2000	0	0	45.00	55.00													
1 MANUF 1 0% - 2025 Heated Area: 1216 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS</p> <p>16</p> <p>76</p> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	75,695		
TOTAL MARKET OB/XF VALUE	3,000		
TOTAL LAND VALUE - MARKET	174,300		
TOTAL MARKET VALUE	92,387		
SOH/AGL Deduction	0		
ASSESSED VALUE	92,387		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	92,387		
TOTAL JUST VALUE	252,995		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	238,973		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053606	Right-of-Way Acce		07/17/2025
000050554	Electrical Servic	0	08/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2584	3/21/2024	WD Q	Q	I	01	339,000
GRANTOR: JONES FRANKIE SUE						
GRANTEE: BEDENBAUGH KEVIN						

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	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100	2024	2023	100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.90	AC		1.00	1.00	1.00	280.00	280.00	6,692							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.90	AC		1.00	1.00	1.00	7,000.00	7,000.00	167,300							