

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
BAS	1,216	100	
TOTALS	1,216		

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	110.83	134,769	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"> <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			74,123
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			174,300
TOTAL MARKET VALUE			90,815
SOH/AGL Deduction			0
ASSESSED VALUE			90,815
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,815
TOTAL JUST VALUE			251,423
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									