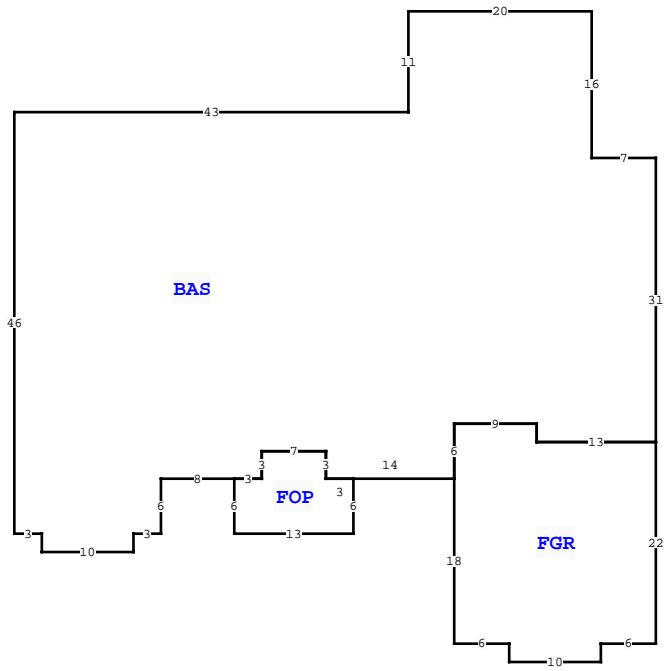




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
10	ABOVE AVG. 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
15	HARDTILE 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 4 100				
	Bathrooms 2.5 100				
	Frame 02 WOOD FRAME 100				
	Stories 1. 1. 100				
	Architectural 05 CONV 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 23316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,974	100		2,974	302,049
FGR	522	55		287	29,148
FOP	99	30		30	3,047
TOTALS	3,595			3,291	334,244

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,291	117.7715	131.90	434,083	2002	2002	0	0	23.00	77.00
1 SINGLE FAM 100% - 2019 Heated Area: 2974 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		334,244	
TOTAL MARKET OB/XF VALUE		64,381	
TOTAL LAND VALUE - MARKET		22,750	
TOTAL MARKET VALUE		421,375	
SOH/AGL Deduction		95,884	
ASSESSED VALUE		325,491	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		274,080	
TOTAL JUST VALUE		421,375	
NCON VALUE		55,281	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051972	Screen Enclosure	35,000	01/03/2025
000050680	Swimming Pool and	92,900	08/27/2024
000050549	Electrical Servic	0	08/14/2024
000045147	Roof Replacement	31,323	08/10/2022
19060	SFR	510	12/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1021	5/29/2018	WD	U	I	11	0
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: DONALD & DIANNE M D						
1361/0563	5/29/2018	WD	Q	I	01	269,900
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: DONALD & DIANNE M D						

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	0.00	100	2002	2002	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0280	POOL R/CON	0	100	0	0	540.00	UT	70.00	70.00	100	2026	2025		98	37,044	
10	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2026	2025		95	16,416	

TOTAL OB/XF											
62,560											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W7 N16 W20 S11 W43 S46 E3 S2 E10 N2 E3 N6 E8 FOP= S6 E13 N6 W3 N3 W7 S3 W3\$ E3 N3 E7 S3 E14 FGR= S18 E6 S2 E10 N2 E6 N22 W13 N2 W9 S6\$ N6 E9 S2 E13 N31\$.											

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		RSF	2175.00	315.00	1.00	LT		1.00	1.00	0.65	35,000.00	22,750.00	22,750							

