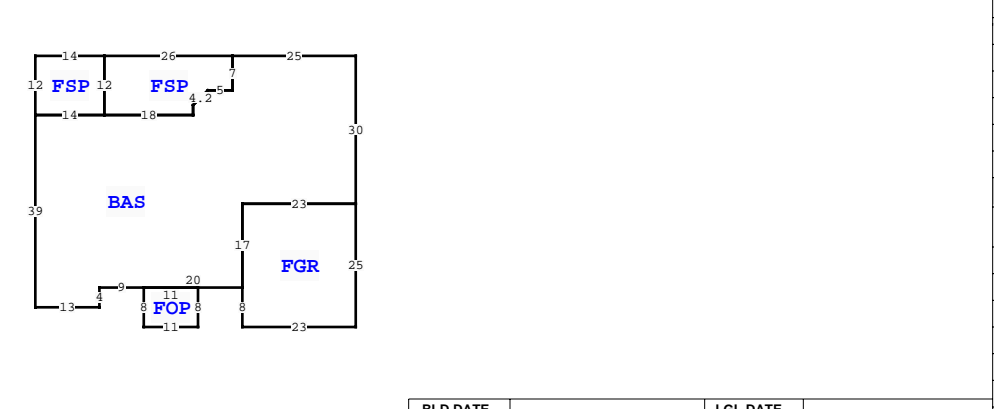


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,815	123.4519	138.27	527,500	1995	1995		0	0	30.00	70.00
1 SINGLE FAM			100% - 2007	Heated Area: 2644				HX Base Yr 2007				



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
APT	372	100		372	36,005
BAS	2,272	100		2,272	219,904
FDG	1,085	60		651	63,010
FGR	575	55		316	30,585
FOP	88	30		26	2,517
FSP	168	40		67	6,485
FSP	277	40		111	10,744
TOTALS	4,837			3,815	369,250

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			369,250	
TOTAL MARKET OB/XF VALUE			11,456	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			415,706	
SOH/AGL Deduction			110,335	
ASSESSED VALUE			305,371	
TOTAL EXEMPTION VALUE			56,411	
BASE TAXABLE VALUE			248,960	
TOTAL JUST VALUE			415,706	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			420,981	
SALE:3:1: RICHMOND ASSETS - 13 PARCELS				
SALE:2:1: LOT 15 LAKE JEFFERY				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37714	GARAGE	519	02/05/2019
35313	GARAGE	502	05/15/2017
9467	SFR	370	03/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2334	10/27/2022	LE U		I	14	100
GRANTOR: GUST GERALD W						
GRANTEE: GUST GERALD W (ENH						
1451/108	10/25/2021	LE U		I	14	100
GRANTOR: GUST GERALD W						
GRANTEE: GUST GERALD W						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	
2	0166	CONC, PAVMT	0	100	0	1,886.00	UT	3.00	3.00	
3	0120	CLFENCE 4	0	100	0	220.00	UT	4.50	4.50	
4	0060	CARPORT F	0	100	12	240.00	UT	4.50	4.50	
5	0296	SHED METAL	0	100	10	240.00	UT	12.00	12.00	

TOTAL OB/XF										11,456
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/03/2025			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 FSP= W26 S12 E18 N2 U3 R3 E5 N7S S7 W5 L3 D3 S2 W18 FSP= N12 W14 S12 E14S W14 S39 E13 N4 E9 FOP= S8E11 N8 W11S E20 FGR= S8 E23 N25 W23 S17S N17 E23 N30S PTR= N30 APT= N12 FDG= N35 W31 S35 E31S W31 S12 E31S S30S.									

LAND DESCRIPTION										TOTAL OB/XF										11,456				
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							