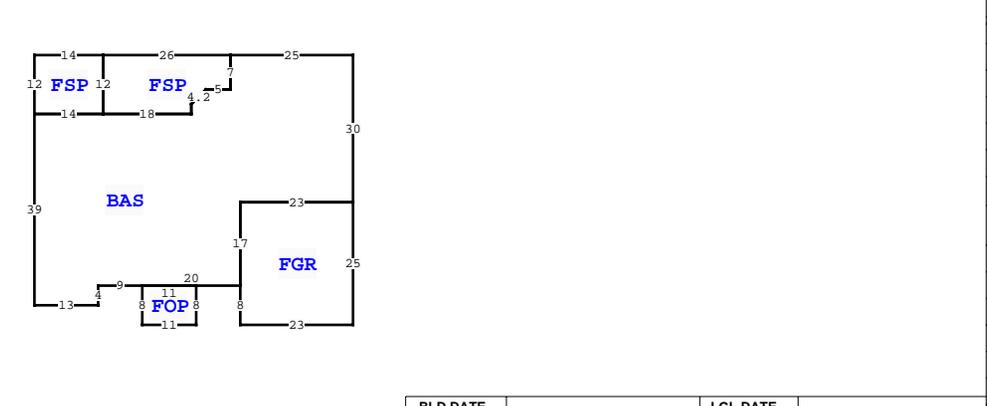


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	140.74	536,923	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	36,649
BAS	2,272	100		2,272	223,833
FDG	1,085	60		651	64,135
FGR	575	55		316	31,132
FOP	88	30		26	2,561
FSP	168	40		67	6,601
FSP	277	40		111	10,935
TOTALS	4,837			3,815	375,846

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			375,846	
TOTAL MARKET OB/XF VALUE			11,456	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			422,302	
SOH/AGL Deduction			116,931	
ASSESSED VALUE			305,371	
TOTAL EXEMPTION VALUE			56,411	
BASE TAXABLE VALUE			248,960	
TOTAL JUST VALUE			422,302	
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,886.00	UT	3.00	3.00	100	1995	1995	3	100	5,658	
3	0120	CLFENCE 4	0	100	0	220.00	UT	4.50	4.50	100	1995	1995	3	100	990	
4	0060	CARPOT F	0	100	12	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
5	0296	SHED METAL	0	100	10	240.00	UT	12.00	12.00	60	2017	2017	3	60	1,728	

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		
04/03/2025 MLU		

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														