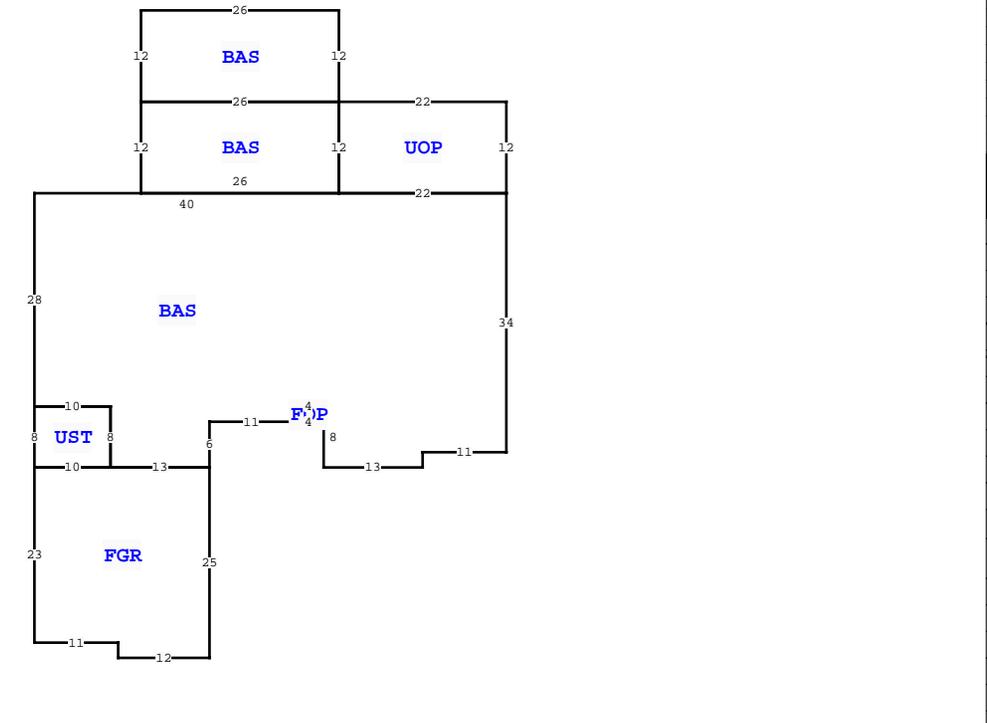




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	32 HARDIE BRD 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,051	119.7174	136.48	416,400	1987	1987	0	0	35.00	65.00



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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	27,678
BAS	312	100		312	27,678
BAS	2,032	100		2,032	180,263
FGR	553	55		304	26,969
FOP	8	30		2	177
UOP	264	20		53	4,701
UST	80	45		36	3,193
TOTALS	3,561			3,051	270,660

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	0	0	3	100	1,400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF										4,000							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	2251.00	200.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 2		Tax Dist:		STANDARD	
BUILDING MARKET VALUE						270,660	
TOTAL MARKET OB/XF VALUE						4,000	
TOTAL LAND VALUE - MARKET						35,000	
TOTAL MARKET VALUE						309,660	
SOH/AGL Deduction						101,803	
ASSESSED VALUE						207,857	
TOTAL EXEMPTION VALUE		HX HB VX 13				207,857	
BASE TAXABLE VALUE						0	
TOTAL JUST VALUE						309,660	
NCON VALUE						0	
INCOME VALUE						0	
PREVIOUS YEAR MKT VALUE						304,901	
LAND:1:1: 1.09 AC.							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051477	Roof Replacement	22,000	11/13/2024
33163	REMODEL	100	07/09/2015
31808	ADDN SFR	220	03/14/2014
27068	MAINT/ALTR	45	06/06/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2673	1/13/2023	QC	U	I	11	0
GRANTOR: YATES FRANCES E						
GRANTEE: YATES KERRY L						
1204/0297	10/29/2010	WD	Q	I	01	190,000
GRANTOR: FRANCES R ANDERSON TR						
GRANTEE: KERRY L YATES SR &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP= N12 W22 S12 E22\$ BAS= W22 BAS= N12 BAS= N12 W26 S12 E26\$ W26 S12 E26\$ W40 S28 UST= S8 E10N8 W10\$ E10 S8 FGR= W10 S23E11 S2 E12 N25 W13\$ E13 N6 E11FOP= E4 N2 W4 S2\$ N2 E4 S8 E13 N2 E11 N34\$.	