



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 80				
Interior Floor	11 CLAY TILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 0 100				
Condition Adj	03 03 100				
Kitchen Adjus	02 02 100				
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	2,958	100		2,958	264,429
FGR	550	55		302	26,997
TOTALS	3,508			3,260	291,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2015			448,348	1984	1984	0	0	35.00	65.00

Heated Area: 2958 HX Base Yr 2015

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		291,426	
TOTAL MARKET OB/XF VALUE		23,266	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		349,692	
SOH/AGL Deduction		148,206	
ASSESSED VALUE		201,486	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		150,075	
TOTAL JUST VALUE		349,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046488	Roof Replacement	32,255	02/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1282/1701	10/08/2014	WD Q	Q	I	01	205,000
GRANTOR: JAMES H & JANET S RIV						
GRANTEE: TODD & SARAH SANDLI						
1281/1826	3/28/2014	WD U	U	I	38	160,000
GRANTOR: WOODROW & AIMEE DAVIS						
GRANTEE: JAMES H & JANET S R						

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	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	UT	15.00	15.00	100	1985	1985	3	40	6,000	
5	0120	CLFENCE 4	0	100	0	0	UT	4.50	4.50	100	1993	1993	3	100	630	
6	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	100	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							