

791-357,WD 1445-165,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.030	1.00/

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% - 2025		123.48	401,557	2024	2024	0	0	1.00	99.00

Heated Area: 2630 HX Base Yr 2025

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2025	2,256	275,785
FGR	817	55	2025	449	54,889
FOP	256	30	2025	77	9,413
FOP	319	30	2025	96	11,735
FUS	374	100	2025	374	45,720
TOTALS	4,022			3,252	397,541

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	820.00	UT	3.00	3.00	100
2	0030	BARN,MT	0	100	24	24	576.00	UT	18.00	18.00	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			397,541
TOTAL MARKET OB/XF VALUE			12,828
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			485,369
SOH/AGL Deduction			299,227
ASSESSED VALUE			186,142
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			134,731
TOTAL JUST VALUE			485,369
NCON VALUE			10,368
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,017

LAND:1:1: 2.24 AC-UPLAND, 5.50 AC TOTAL DOR 1994
 SALE:1:1: LOT 1 LAKEWOOD EST UNIT 1- SALE NOT IN L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051507	Storage Building	15,000	11/14/2024
000048386	New Residential C	200,000	10/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/165	8/13/2021	WD	Q	V	01	100,000

GRANTOR: CRANSTON LINDA M
 GRANTEE: URRUTIA JOSE A
 0791/0357 5/27/1994 WD U V 12 30,000
 GRANTOR: BULLARD-DEAS
 GRANTEE: LINDA M CRANSTON

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/04/2022 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=10,3] W24 S18 W13 S11 W33 S24 E2 S14 E14 N14 E30 N18 E15 N3 E9 N32 \$											
FGR=[YR=2025;ORIG=10,35] W9 S3 W15 S32 E6 S2 E11 N2 E7 N35 \$											
FOP=[YR=2025;ORIG=-56,21] E29 S11 W29 N11 \$											
FOP=[YR=2025;ORIG=-14,56] W30 S8 E11 S2 E8 N2 E11 N8 \$											
FUS=[YR=2025;ORIG=-90,19] S34 E13 N23 W3 N12 W10 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00