

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	23316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100		1,940	259,298
FGR	481	55		265	35,419
FOP	125	30		38	5,079
FOP	151	30		45	6,015
FOP	260	30		78	10,426
UCP	360	20		72	9,624
UCP	360	20		72	9,624
UDG	720	55		396	52,929
TOTALS	4,397			2,906	388,412

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%	- 2020		Heated Area: 1940					HX Base Yr 2020	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		388,412
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		45,700
TOTAL MARKET VALUE		435,372
SOH/AGL Deduction		111,527
ASSESSED VALUE		323,845
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		267,434
TOTAL JUST VALUE		435,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38091	STORAGE	181	05/09/2019
37855	SFR	1,029	03/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0681	1/25/2019	WD Q	Q	V	03	45,000

GRANTOR: BRANDON L SWANSON  
GRANTEE: KEITH E & ALICE R M  
1355/1405 3/12/2018 PB U V 18 100  
GRANTOR: CLERK OF COURT (ESTAT)  
GRANTEE: BRANDON L SWANSON

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	560.00	UT	2.25	2.25	100	2019	2019	3	100	1,260	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	
BAS= W10 FOP= N12 W24 S5 E4 S7 E20\$ W20 N7 W14 S7 FOP= W3 L11 D12 D7 R7 R7 U7 N12\$ S12 D7 L7 L7 U7 L17 D17 D6 R6 FGR= D1 L1 D15 R16 R4 U4 D1 R1 R7 U7 L1 U1 R5 U4 L16 U15 D11 L10 L1 U1 D4 L4 \$ R4 U4 D1 R1 R10 U11 D15 R16 FOP= D1 R1 L1 D1 E26 N5 W23 L3 D3 \$ U3 R3 E23 S6 E12 N39\$ PTR=W60 UCP= W12 UDG= W24 UCP= W12 N30 E12 S30\$ N30 E24 S30\$ N30 E12 S30\$ E60\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 1,260																								
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		A-1	0.00	0.00	4.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,700							