



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	15	HARDTILE	10		
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		
Architectual	05	CONV	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	23416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100		2,011	204,050
FGR	576	55		317	32,165
FOP	90	30		27	2,740
FSP	184	40		74	7,509
UDG	1,296	55	2025	713	72,346
TOTALS	4,157			3,142	318,809

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%	- 2019	Heated Area: 2011							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			318,809	
TOTAL MARKET OB/XF VALUE			7,591	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			361,400	
SOH/AGL Deduction			94,147	
ASSESSED VALUE			267,253	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			215,842	
TOTAL JUST VALUE			361,400	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			365,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048750	Roof Replacement	16,000	11/29/2023
24716	SFR	792	07/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0150	11/28/2017	WD Q	Q	I	01	186,500
GRANTOR: RENEE & JEFFERY SMITH						
GRANTEE: EDWARD ALLEN & CASE						
1118/0262	4/27/2007	WD Q	Q	I		215,000
GRANTOR: DONALD WILLIAMS						
GRANTEE: RENEE & JEFFERY SMI						

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	934.00	UT	3.00	3.00	100	2007	2007	3	100	2,802	
2	0169	FENCE/WOOD	0	100	0	310.00	UT	13.50	13.50	75	2009	2009	3	75	3,139	
3	0294	SHED WOOD/	0	100	0	1.00	UT	2,200.00	2,200.00	75	2009	2009	3	75	1,650	

TOTAL OB/XF										7,591						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			04/03/2025			MLU										

BUILDING NOTES									
BAS=[ORIG=0,0] W17 S4 S7 W10 D3L3 S1 W29 S38 E17 N2 N5 E18 N10 E24 N36 \$									
UDG=[YR=2025;ORIG=-112,4] E36 S36 W36 N36 \$									
FGR=[ORIG=-24,46] S14 E24 N24 W24 S10 \$									
FSP=[ORIG=-17,4] W21 S11 E8 N1 U3R3 E10 N7 \$									
FOP=[ORIG=-42,51] E18 N5 W18 S5 \$									

LAND DESCRIPTION										TOTAL OB/XF										7,591						
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									