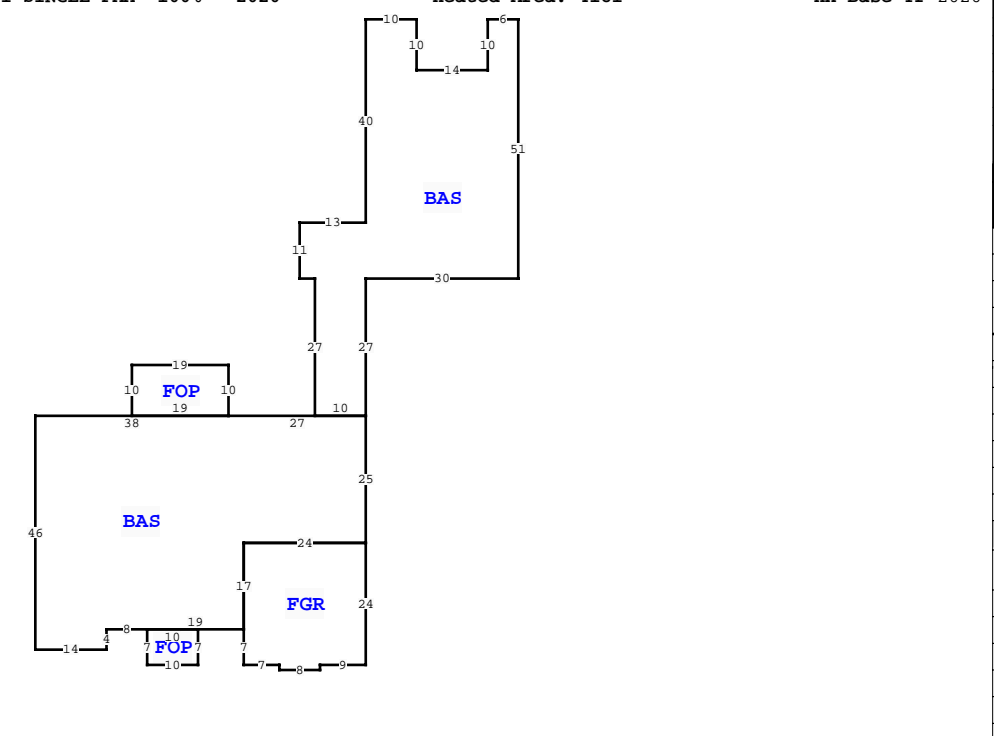




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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

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: 4181						HX Base Yr 2020					



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY	06	06	23416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100		1,803	177,872
BAS	2,378	100		2,378	234,598
FGR	584	55		321	31,668
FOP	70	30		21	2,072
FOP	190	30		57	5,623
TOTALS	5,025			4,580	451,833

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			451,833
TOTAL MARKET OB/XF VALUE			46,696
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			540,529
SOH/AGL Deduction			145,184
ASSESSED VALUE			395,345
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			343,934
TOTAL JUST VALUE			540,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			547,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40213	POOL	0	07/24/2020
23772	SFR	710	10/25/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0960	1/26/2018	WD Q	Q	I	01	340,000
GRANTOR: TROY M AND TARA L HOL						
GRANTEE: SCOTT & JESSICA GIT						
1062/0173	10/11/2005	WD Q	Q	V	01	100
GRANTOR: DONALD & SANDRA WILLI						
GRANTEE: TROY M AND TARA L H						

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	5,970.00	UT	3.00	3.00	100	2006	2006	3	100	17,910	
2	0166	CONC, PAVMT	0	100	20	400.00	UT	2.50	2.50	100	2009	2009	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	100.00	UT	13.50	13.50	50	2009	2009	3	50	675	
4	0166	CONC, PAVMT	0	100	0	596.00	UT	2.25	2.25	100	2020	2020	3	100	1,341	
5	0280	POOL R/CON	0	100	0	392.00	UT	70.00	70.00	100	2020	2020	3	91	24,970	
6	0294	SHED WOOD/	0	100	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

BLD DATE		LGL DATE	
04/03/2025	MLU		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W27 FOP= N10 W19 S10 E19\$ W38 S46 E14 N4 E8 FOP= S7 E10 N7 W10\$ E19 FGR= S7 E7 S1 E8 N1 E9 N24 W24 S17\$ N17 E24 N25\$ BAS= N27 E30 N51 W6 S10 W14 N10 W10 S40 W13 S11 E3 S27 E10\$.														

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	1.20	35,000.00	42,000.00	42,000							