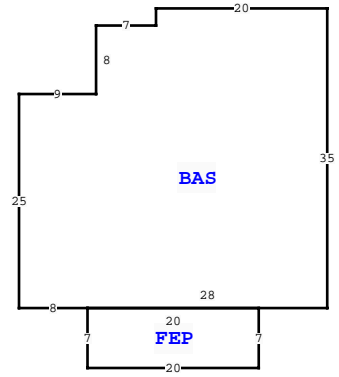
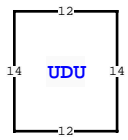


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	02	WALL BOARD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	06	VINYL ASB 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,156	100	
FEP	140	80	
UDU	168	55	
TOTALS	1,464		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2025									
				Heated Area: 1156								
					HX Base Yr 2025							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		218,174	
TOTAL MARKET OB/XF VALUE		4,300	
TOTAL LAND VALUE - MARKET		163,950	
TOTAL MARKET VALUE		240,068	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,068	
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE		188,657	
TOTAL JUST VALUE		386,424	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048710	Mobile Home		11/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/2699	1/22/2024	WD	U	I	30	51,200
GRANTOR: WALDRON JAMES O TESTA						
GRANTEE: WALDRON PATRICIA						
1007/1835	1/19/2004	PR	U	I	19	100
GRANTOR: NICHOLSON TERRY A AS						
GRANTEE: WALDRON RIGDON E AS						

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
1	0021	BARN,FR AE	0 50	0	0	1.00	UT	0.00	0.00	100	0	0
2	0296	SHED METAL	0 50	16	16	1.00	UT	0.00	0.00	100	1993	1993
3	0040	BARN,POLE	0 50	0	0	1.00	UT	0.00	0.00	100	2015	2015
4	0261	PRCH, UOP	0 50	0	0	1.00	UT	0.00	0.00	100	2015	2015
5	9947	Septic	0 50	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/14/2025	MLU

BUILDING DIMENSIONS	
BAS= W9 S25 E8 FEP= S7 E20 N7 W20\$ E28 N35 W20 S2 W7 S8\$	
PTR=N30 UDU= N14 W12 S14 E12\$ S30\$.	

LAND DESCRIPTION																								
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	51.65	AC		1.00	1.00	1.00	281.00	281.00	14,514							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	0102	C	SFR/MH	50		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	53.65	AC		1.00	1.00	1.00	3,000.00	3,000.00	160,950							

