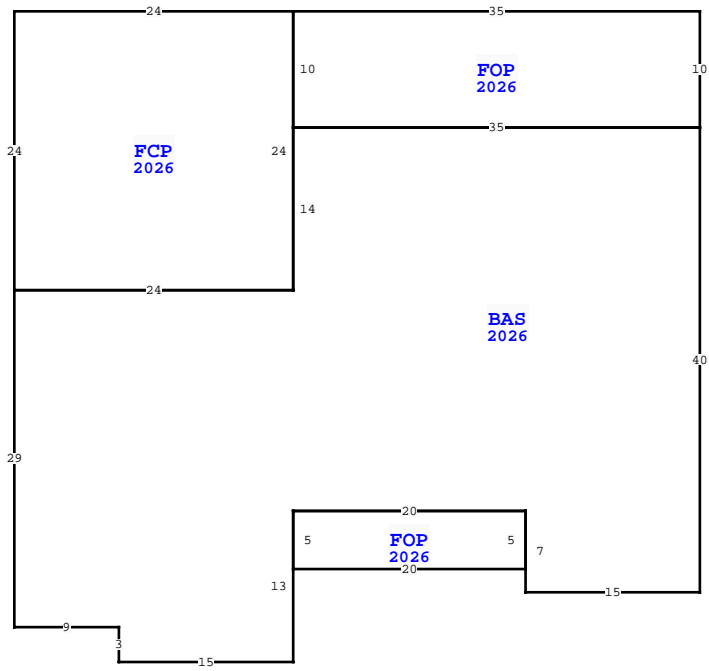




ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2026	2,001	250,705
FCP	576	25	2026	144	18,042
FOP	100	30	2026	30	3,759
FOP	350	30	2026	105	13,155
TOTALS	3,027			2,280	285,661

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%	- 2026		Heated Area: 2001					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			285,661
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			40,005
TOTAL MARKET VALUE			295,635
SOH/AGL Deduction			0
ASSESSED VALUE			295,635
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			244,224
TOTAL JUST VALUE			325,666
NCON VALUE			285,661
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052220	New Residential C	380,000	01/31/2025
000051862	Right-of-Way Acce		12/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/826	9/29/2023	TR	U	V	30	11,500

GRANTOR: WALDRON JAMES O TESTA
GRANTEE: CLAYTON BRANDON

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=73,18] W35 S14 W24 S29 E9 S3 E15 N13 E20 S7 E15 N40 \$	
FCP=[YR=2026;ORIG=14,8] E24 S24 W24 N24 \$	
FOP=[YR=2026;ORIG=38,8] E35 S10 W35 N10 \$	
FOP=[YR=2026;ORIG=38,51] E20 S5 W20 N5 \$	

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

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					1.60	AC		1.00	1.00	1.00	3,500.00	3,500.00	5,600							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.83	AC		1.00	1.00	1.00	445.00	445.00	4,374							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.83	AC		1.00	1.00	1.00	3,500.00	3,500.00	34,405							