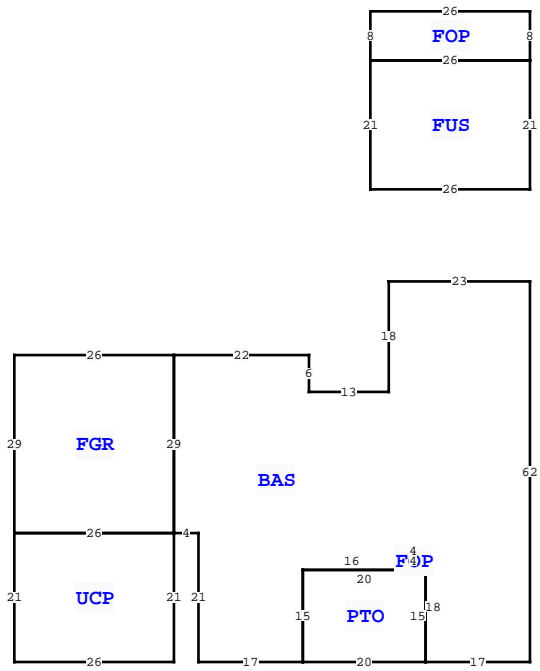




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	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	02
NEIGHBORHOOD/LOC	23515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,702	100	
FGR	754	55	
FOP	12	30	
FOP	208	30	
FUS	546	100	
PTO	300	5	
UCP	546	20	
TOTALS	5,068		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,853	117.9423	132.10	508,981	1974	1995	0	0	30.75	69.25
1 SINGLE FAM 50% - 2026										Heated Area: 3248	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		352,469	
TOTAL MARKET OB/XF VALUE		26,849	
TOTAL LAND VALUE - MARKET		155,125	
TOTAL MARKET VALUE		392,648	
SOH/AGL Deduction		0	
ASSESSED VALUE		392,648	
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE		341,237	
TOTAL JUST VALUE		534,443	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38612	MAINT/ALTR	80	09/16/2019
11372	POOL	85	07/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1570/694	5/11/2026	QC	U	I	11	0
GRANTOR: BITTNER ERIC LYNN						
GRANTEE: BITTNER ERIC LYNN						
1527/992	11/06/2024	TR	Q	I	01	635,000
GRANTOR: PORTER DELMER AND DOL						
GRANTEE: BITTNER ERIC LYNN						

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	0180	FPLC 1STRY	0	50	0	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
2	0031	BARN,MT AE	0	50	60	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
3	0263	PRCH,USP	0	50	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0280	POOL R/CON	0	50	32	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
5	0166	CONC,PAVMT	0	50	0	1,426.00	UT	1.50	1.50	100	1996	1996	3	100	2,139	
6	0166	CONC,PAVMT	0	50	0	249.00	UT	1.50	1.50	100	1993	1993	3	100	374	

TOTAL OB/XF										26,849													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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	50		A-1	0.00	0.00	1.00	AC	1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	100					17.25	AC	1.00	1.00	1.00	280.00	280.00	4,830							
3	9910	M	MKT.VAL.AG	100					17.25	AC	1.00	1.00	1.00	8,500.00	8,500.00	146,625							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W23 S18 W13 N6 W22 S29 E4 S21 E17 N15 E16 N3 E4 S18 E17 N62 \$									
FGR=[ORIG=-58,12] W26 S29 E26 N29 \$									
UCP=[ORIG=-58,41] W26 S21 E26 N21 \$									
FUS=[ORIG=0,-15] N21 W26 S21 E26 \$									
PTO=[ORIG=-37,62] E20 N15 W20 S15 \$									
FOP=[ORIG=0,-36] N8 W26 S8 E26 \$									
FOP=[ORIG=-17,47] N3 W4 S3 E4 \$									

REVIEW DATE 12/31/2024 BY TP																								
Total Acres: 18.25					Total Land Value: 13,330					Market: 146,625					Agricultural: 4,830					Common: 8,500				