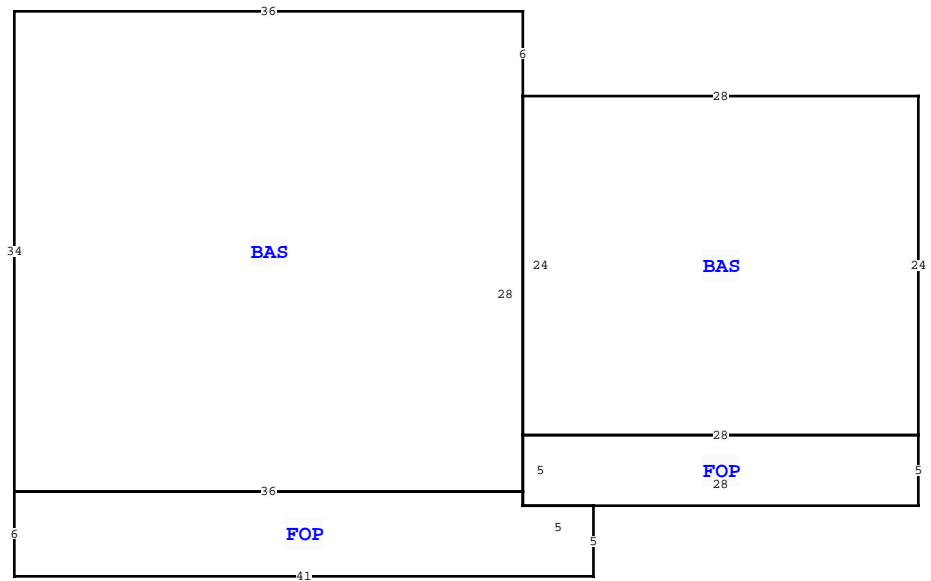




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	672	100	
BAS	1,224	100	
FOP	140	30	
FOP	241	30	
TOTALS	2,277		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,010	121.1045	135.64	272,636	1994	1994	0	0	31.00	69.00		
1 SINGLE FAM 0% - 0 Heated Area: 1896 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			188,119
TOTAL MARKET OB/XF VALUE			22,300
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			226,714
SOH/AGL Deduction			0
ASSESSED VALUE			226,714
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			226,714
TOTAL JUST VALUE			380,419
NCON VALUE			20,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,845
PRCL:0:1: 01/18/06 AG REMOVED FOR 05 SALE. JS			
SALE:3:1: PART IN SUWANNEE COUNTY			
SALE:2:1: IN LIEU OF FORECLOSURE			
SALE:1:1: 40 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050262	Roof Replacement	15,000	07/02/2024
000050263	Roof Replacement	15,000	07/02/2024
7717	SFR	20,000	10/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1056/0194	8/24/2005	WD	Q	I		299,900
GRANTOR: ANDERSON						
GRANTEE: VALIENTE						
0776/0166	6/14/1993	WD	Q	V		50,000
GRANTOR: HARBOR VIEW ANDERSON						
GRANTEE: SHAWN T ANDERSON						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0030	BARN,MT	0	0	38	42	1.00	UT	20,500.00	20,500.00	100	2026	2025		100	20,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W28 BAS= N6 W36 S34 FOP= S6 E41 N5 W5 N1 W36\$ E36 N28\$ S24 FOP= S5 E28 N5 W28\$ E28 N24\$.													

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	445.00	445.00	6,675							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,500							