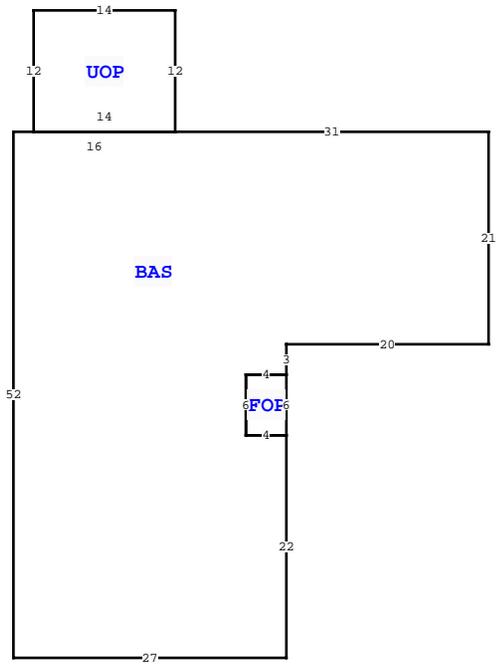




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
FOP	24	30	
UOP	168	20	
TOTALS	1,992		
			1,841
			186,655

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%	- 2017		Heated Area: 1800					HX Base Yr 2017		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,655
TOTAL MARKET OB/XF VALUE			10,914
TOTAL LAND VALUE - MARKET			144,340
TOTAL MARKET VALUE			212,079
SOH/AGL Deduction			64,592
ASSESSED VALUE			147,487
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			96,076
TOTAL JUST VALUE			341,909
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/2277	11/15/2023	QC	U	I	11	100
GRANTOR: BRYAN JENNIFER L						
GRANTEE: BRYAN CHARLES F BRY						
1362/1857	6/12/2018	WD	U	V	11	100
GRANTOR: C & K HOLDINGS LLC						
GRANTEE: CHARLES F III & JEN						

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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	800	
2	0327	STABLES-SM	0	100	40	42	1,680.00	UT	5.00	100	2010	2010	3	100	8,400	
3	0252	LEAN-TO W/	0	100	0	12	276.00	UT	1.50	100	2010	2010	3	100	414	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	500	
TOTALS													10,914			

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		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	9,100							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.32	AC		1.00	1.00	1.00	280.00	280.00	5,410							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.32	AC		1.00	1.00	1.00	7,000.00	7,000.00	135,240							