



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	80		
Interior Floo	14	CARPET	20		
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		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	24316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100		2,149	261,399
FGR	600	55		330	40,140
FOP	66	30		20	2,432
FOP	102	30		31	3,771
FSP	180	40		72	8,758
TOTALS	3,097			2,602	316,501

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%	- 2018	150.17	390,742	2006	2006	0	0	19.00	81.00

Heated Area: 2149 HX Base Yr 2018

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			316,501
TOTAL MARKET OB/XF VALUE			6,963
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			371,464
SOH/AGL Deduction			127,600
ASSESSED VALUE			243,864
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			192,453
TOTAL JUST VALUE			371,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			361,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049618	Roof Replacement	19,000	04/15/2024
23437	SFR	629	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2159	5/12/2017	WD Q	Q	I	01	228,000

GRANTOR: JOSEPH R & ILLUMINADA  
GRANTEE: BUKET OZBAY

1048/1438	5/27/2005	WD Q	V			49,900
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GRANTOR: COBBLESTONE OF COLUMB  
GRANTEE: JOSEPH R & ILLUMINA

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	0166	CONC, PAVMT	0	100	0	217.00	UT	2.50	2.50	100	2006	2006	3	100	543	
2	0166	CONC, PAVMT	0	100	0	2,088.00	UT	2.50	2.50	100	2009	2009	3	100	5,220	
3	0296	SHED METAL	0	100	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W16 FSP= W20 S9 E20 N9\$ S9 W20 FOP= N9 W16 S7 D2 R2  
 R4 U4 E6 D4 R4 \$ L4 U4 W6 D4 L4 L2 U2 N7 W14 S34 FGR=  
 S24 E25 N24 W25\$ E25 S5 E11 FOP= S4 E12 N4 W3N3 W6 S3 W3\$ E3  
 N3 E6 S3 E21 N39\$.

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	48,000.00	48,000.00	48,000							