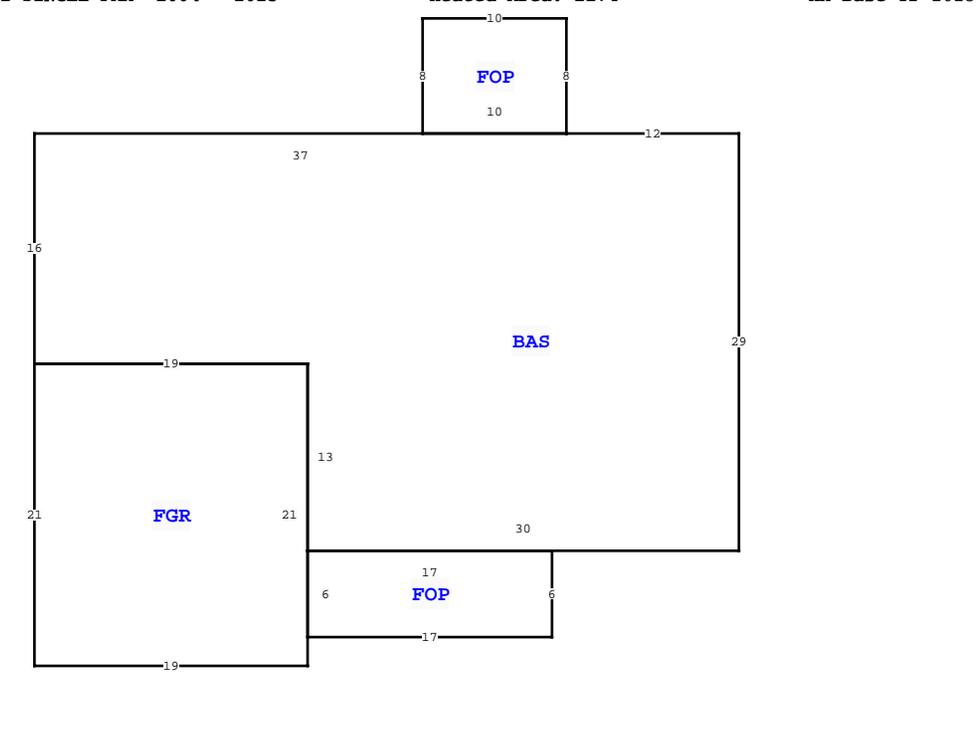




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,448	125.2160	142.75	206,702	1997	2015	0	0	10.75	89.25		
1 SINGLE FAM 100% - 2025 Heated Area: 1174 HX Base Yr 2025													



DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		MKT AREA			
		06			
NEIGHBORHOOD/LOC					
24416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100		1,174	149,573
FGR	399	55		219	27,901
FOP	80	30		24	3,058
FOP	102	30		31	3,949
TOTALS	1,755			1,448	184,482

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	804.00	UT	1.50	1.50	100	1997	1997	3	100	1,206	
2	0258	PATIO	0	100	16	320.00	UT	2.25	2.25	100	2009	2009	3	100	720	
3	0130	CLFENCE 5	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
4	0030	BARN, MT	0	100	0	1.00	UT	0.00	0.00	100	2024	2023		100	10,000	

TOTAL OB/XF													
13,926													

LAND DESCRIPTION																								
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	1160.00	275.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		184,482	
TOTAL MARKET OB/XF VALUE		13,926	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		233,408	
SOH/AGL Deduction		29,307	
ASSESSED VALUE		204,101	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		152,690	
TOTAL JUST VALUE		233,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045095	Roof Replacement	10,000	08/03/2022
11977	SFR	195	12/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1001	4/25/2024	WD Q	Q	I	01	283,000
GRANTOR: HEDGESPETH DEREK R						
GRANTEE: DICKS AMANDA ANN						
1483/2293	1/31/2023	WD Q	Q	I	01	254,900
GRANTOR: SW CHRIS TERRACE LAND						
GRANTEE: HEDGESPETH DEREK R						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS= W12 FOP= N8 W10 S8 E10\$W37 S16 FGR= S21 E19 N21 W19\$E19 S13 FOP= S6 E17 N6 W17\$ E30 N29\$.	