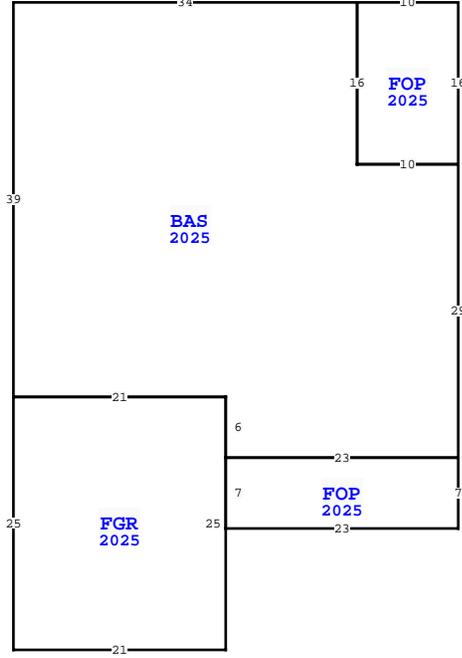


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	24416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	2025	1,694	225,598
FGR	525	55	2025	289	38,487
FOP	160	35	2025	56	7,458
FOP	161	35	2025	56	7,458
TOTALS	2,540			2,095	279,001

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%	- 2025								
				Heated Area: 1694							
					HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			279,001
TOTAL MARKET OB/XF VALUE			1,860
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			315,861
SOH/AGL Deduction			201,188
ASSESSED VALUE			114,673
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			63,262
TOTAL JUST VALUE			315,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048574	New Residential C	200,000	11/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2632	9/17/2024	WD Q	Q	I	01	379,900

GRANTOR: DELTA OMEGA PROPERTIE
GRANTEE: REEVES JOHN DAWIN J

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/06/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=70,10] W34 S39 E21 S6 E23 N29 W10 N16 \$	
FOP=[YR=2025;ORIG=70,10] E10 S16 W10 N16 \$	
FGR=[YR=2025;ORIG=36,49] E21 S25 W21 N25 \$	
POP=[YR=2025;ORIG=57,55] E23 S7 W23 N7 \$	

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	0			3.00	100	2025	2024		100	1,860	

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					1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							