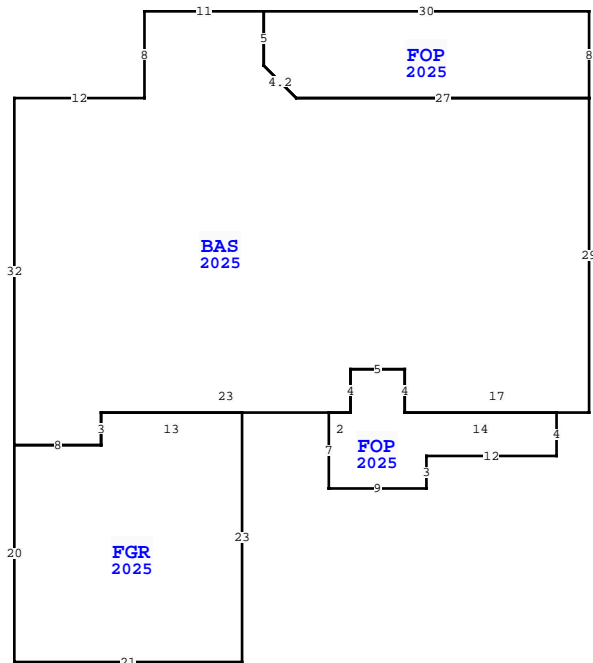


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,634	100	2025
FGR	459	55	2025
FOP	131	30	2025
FOP	236	30	2025
TOTALS	2,460		

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		123.08	245,668	2024	2024	0	0	1.25	98.75
Heated Area: 1634 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 2			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			242,597
TOTAL MARKET OB/XF VALUE			3,560
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			281,157
SOH/AGL Deduction			0
ASSESSED VALUE			281,157
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			224,746
TOTAL JUST VALUE			281,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048572	New Residential C	200,000	11/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/475	4/04/2024	WD Q	Q	I	01	355,900
GRANTOR: DELTA OMEGA PROPRTIE						
GRANTEE: NIXON DWAYNE A						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=70,11] W27 U3L3 N5 W11 S8 W12 S32 E8 N3 E23 N4 E5 S4 E17 N29 \$	
FOP=[YR=2025;ORIG=70,3] W30 S5 D3R3 E27 N8 \$	
FOP=[YR=2025;ORIG=67,40] W14 N4 W5 S4 W2 S7 E9 N3 E12 N4 \$	
FGR=[YR=2025;ORIG=38,40] W13 S3 W8 S20 E21 N23 \$	

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	520.00	UT	3.00	3.00	100	2025	2024		100	1,560	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

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							