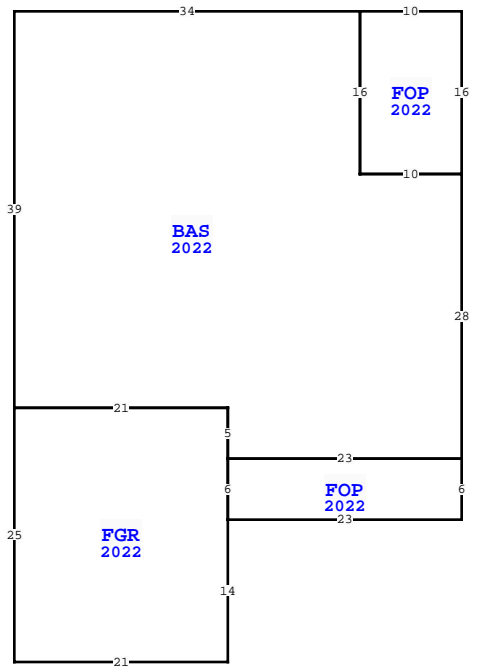


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	02	ROLL COMP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	06	06			
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	1,671	100	2022	1,671	209,167
FGR	525	55	2022	289	36,176
FOP	138	30	2022	41	5,132
FOP	160	30	2022	48	6,009
TOTALS	2,494			2,049	256,482

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: 1671							
					HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		256,482	
TOTAL MARKET OB/XF VALUE		53,290	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		344,772	
SOH/AGL Deduction		56,937	
ASSESSED VALUE		287,835	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		236,424	
TOTAL JUST VALUE		344,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044025	Screen Enclosure	18,000	03/28/2022
000043595	Swimming Pool and	75,000	01/26/2022
000041955	New Residential C	16,000	05/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2078	4/16/2024	WD Q	Q	I	01	449,000
GRANTOR: FOX L RONNIE						
GRANTEE: FLORES CHELSEA						
1452/2190	11/16/2021	WD Q	Q	I	01	310,000
GRANTOR: DELTA OMEGA PROPERTIE						
GRANTEE: FOX L RONNIE						

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	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	
2	0280	POOL R/CON	0	100	15	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	
3	0166	CONC, PAVMT	0	100	0	824.00	UT	3.00	3.00	100	2023	2022		100	2,472	
4	0282	POOL ENCL	0	100	49	1,274.00	UT	9.00	9.00	100	2023	2022		80	9,173	
5	0030	BARN, MT	0	100	30	600.00	UT	15.00	15.00	100	2024	2023		100	9,000	
6	0294	SHED WOOD/	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=70,20] S39 E21 S5 E23 N28 W10 N16 W34 \$	
FOP=[YR=2022;ORIG=104,20] S16 E10 N16 W10 \$	
FGR=[YR=2022;ORIG=70,59] S25 E21 N14 N6 N5 W21 \$	
POP=[YR=2022;ORIG=91,64] S6 E23 N6 W23 \$	

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	35,000.00	35,000.00	35,000							