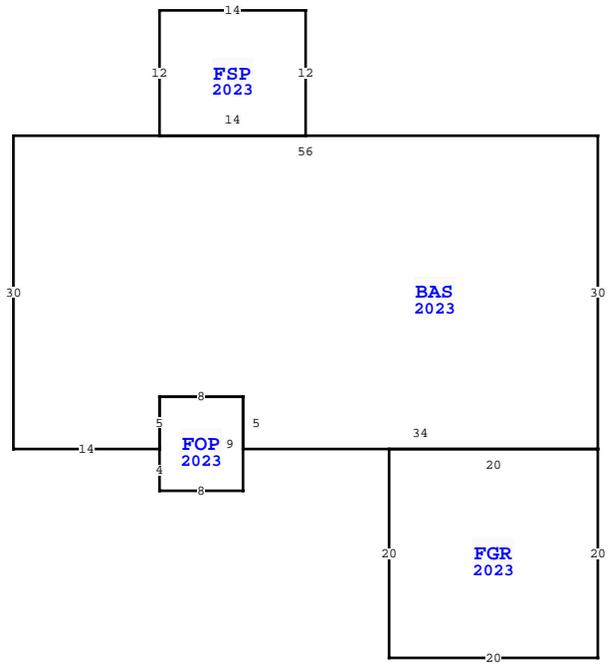


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	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
BAS	1,640	100	2023
FGR	400	55	2023
FOP	72	30	2023
FSP	168	40	2023
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,949	122.6610	139.83	272,529	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 0% - 2026 Heated Area: 1640 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			264,353
TOTAL MARKET OB/XF VALUE			7,960
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			307,313
SOH/AGL Deduction			0
ASSESSED VALUE			307,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			307,313
TOTAL JUST VALUE			307,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045014	Storage Building	21,000	07/21/2022
000043350	New Residential C	175,000	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1499	12/09/2025	LE	U	I	14	100
GRANTOR: BALOGA JANICE						
GRANTEE: BALOGA JANICE (ENH)						
1544/643	7/02/2025	WD	Q	I	01	402,000
GRANTOR: MULHOLLAND CAROLYN SU						
GRANTEE: BALOGA JANICE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	520.00	UT	3.00	3.00	100
2	0060	CARPOT F	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,200.00	3,200.00	100
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF												7,960			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/14/2026			MLU									

BUILDING NOTES											
BAS=[YR=2023;ORIG=100,21] W56 S30 E14 N5 E8 S5 E34 N30 \$											
FGR=[YR=2023;ORIG=80,51] E20 S20 W20 N20 \$											
FSP=[YR=2023;ORIG=58,9] E14 S12 W14 N12 \$											
POP=[YR=2023;ORIG=66,46] W8 S5 S4 E8 N9 \$											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=100,21] W56 S30 E14 N5 E8 S5 E34 N30 \$											
FGR=[YR=2023;ORIG=80,51] E20 S20 W20 N20 \$											
FSP=[YR=2023;ORIG=58,9] E14 S12 W14 N12 \$											
POP=[YR=2023;ORIG=66,46] W8 S5 S4 E8 N9 \$											

LAND DESCRIPTION												TOTAL OB/XF												7,960			
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000										