

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	06	ASB SHINGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	24417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,651	100	2025
FGR	576	55	2025
FOP	176	30	2025
FOP	240	30	2025
FUS	994	100	2025
UST	264	45	2025
TOTALS	3,901		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,206	107.7064	120.63	386,740	2006	2006	0	0	19.00	81.00
1 SINGLE FAM			100% - 2025	Heated Area: 2645			HX Base Yr 2025				

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			313,259
TOTAL MARKET OB/XF VALUE			3,386
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			327,168
SOH/AGL Deduction			0
ASSESSED VALUE			327,168
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			225,757
TOTAL JUST VALUE			381,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23981	SFR	809	12/21/2005
21376	TR/TRAILER	150	12/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0972/2204	1/22/2003	WD Q	Q	V		35,500

GRANTOR: ROBERTS LAND & TIMBER
GRANTEE: EDWARD & JUDITH FOS

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	22	21	462.00	UT	3.00	100	2025	2024		100	1,386	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2025	2024		100	2,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/11/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=-70,-20] S32 E8 E30 E8 N16 E7 N16 W7 N4 U2L2 W7 D2L2 S1 D3L3 W14 W18 \$
FUS=[YR=2025;ORIG=-41,-75] W12 S9 W17 S9 E7 S8 E7 S12 E5 N4 E6 S4 E5 N8 E4 N2 E3 N4 E5 N3 E4 N12 W17 N9 \$
FGR=[YR=2025;ORIG=-17,-22] S2 S16 S6 E24 N24 W24 \$
FOP=[YR=2025;ORIG=-32,12] W30 S8 E30 N8 \$
FOP=[YR=2025;ORIG=-33,-30] W19 S10 E14 U3R3 N1 U2R2 N4 \$
UST=[YR=2025;ORIG=1,-66] W11 S24 E11 N24 \$

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	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	445.00	445.00	4,023							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,760							