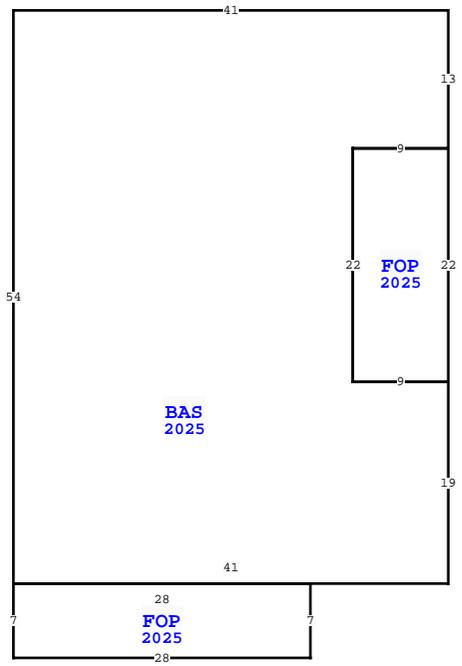




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.02 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,016	100	2025
FOP	196	30	2025
FOP	198	30	2025
TOTALS	2,410		

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: 2016						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			273,125
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			285,145
SOH/AGL Deduction			0
ASSESSED VALUE			285,145
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			233,734
TOTAL JUST VALUE			368,125
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048086	New Residential C	252,375	09/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1613	6/02/2023	TR	Q	V	01	99,000

GRANTOR: GOROSPE SHIRLEY A AS
 GRANTEE: TOVAR ARGEL MANCILLA

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=0,-20] W41 S54 E41 N19 W9 N22 E9 N13 \$														
FOP=[YR=2025;ORIG=0,-7] W9 S22 E9 N22 \$														
FOP=[YR=2025;ORIG=-41,34] E28 S7 W28 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

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	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							