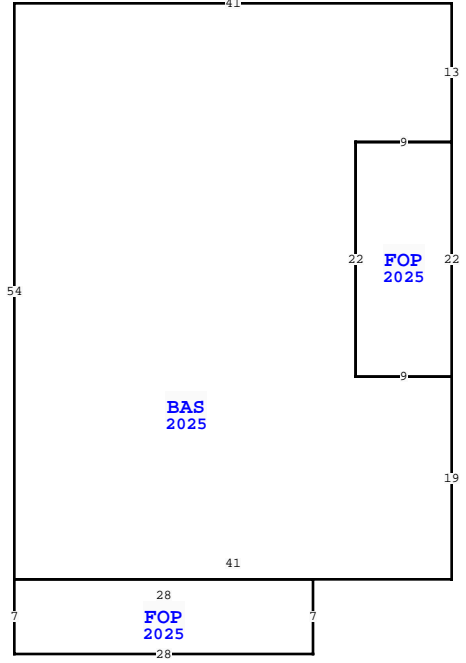




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2025	2,016	258,022
FOP	196	30	2025	59	7,552
FOP	198	30	2025	59	7,552
TOTALS	2,410			2,134	273,125

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 BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			273,125
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			287,545
SOH/AGL Deduction			0
ASSESSED VALUE			287,545
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			236,134
TOTAL JUST VALUE			384,025
NCON VALUE			900
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	Q	V	01	99,000

GRANTOR: GOROSPE SHIRLEY A AS
GRANTEE: TOVAR ARGEL MANCILL

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	
1	0294	SHED WOOD/	0	100	0	0			1.00	UT	500.00	500.00	100	2026	2025	100	500
2	0252	LEAN-TO W/	0	100	0	0			1.00	UT	400.00	400.00	100	2026	2025	100	400

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
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	11,000.00	11,000.00	99,000							