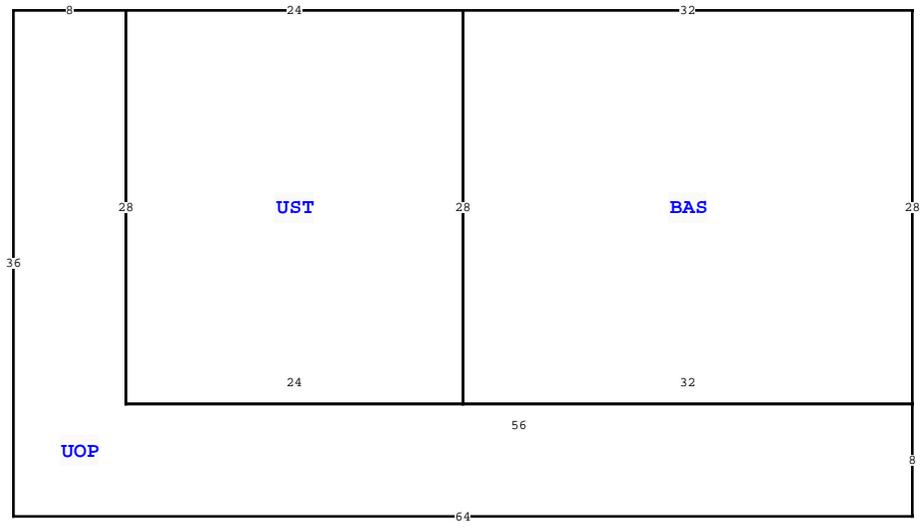




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Architectual Units	05	CONV 100	0 100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	896	100	
UOP	736	20	
UST	672	45	
TOTALS	2,304		1,345 73,650

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STRG/CONV	0% - 0		59.52	80,054	2017	2017	0	0	8.00	92.00	Heated Area: 896 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	709,143		
TOTAL MARKET OB/XF VALUE	38,573		
TOTAL LAND VALUE - MARKET	560,000		
TOTAL MARKET VALUE	786,238		
SOH/AGL Deduction	0		
ASSESSED VALUE	786,238		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	786,238		
TOTAL JUST VALUE	1,307,716		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,259,274		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047851	Swimming Pool and	55,000	08/09/2023
36295	SFR	0	11/12/2019
36295	SFR	1,938	02/07/2018
34627	GARAGE	382	11/07/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1486/2026	3/13/2022	QC	P	I	98	100	
GRANTOR: OLIVIA RAE FARMS INC							
1298/2049	7/31/2015	WD	U	V	30	100	
GRANTOR: LEWIS WALKER							
GRANTEE: OLIVIA RAE FARMS IN							

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	0	0	0	528.00	UT	2.00	2.00	100	2017	2017	3	100	1,056	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0280	POOL R/CON	0	0	14	28	392.00	UT	70.00	70.00	100	2024	2023		97	26,617	
4	0166	CONC, PAVMT	0	0	0	0	900.00	UT	3.00	3.00	100	2024	2023		100	2,700	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

TOTAL OB/XF														38,573										
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					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	50.50	AC		1.00	1.00	1.00	281.00	281.00	14,190							
3	6200	A	PASTURE 3	0					46.00	AC		1.00	1.00	1.00	280.00	280.00	12,880							
4	5500	A	TIMBER 2	0					14.50	AC		1.00	1.00	1.00	445.00	445.00	6,452							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	111.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	555,000							

BUILDING NOTES													
BAS= W32UST= W24 UOP= W8 S36 E64N8 W56 N28\$ S28E24N28\$ S28E32 N28\$.													

BUILDING DIMENSIONS													
BAS= W32UST= W24 UOP= W8 S36 E64N8 W56 N28\$ S28E24N28\$ S28E32 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										38,573			
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					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000										
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	50.50	AC		1.00	1.00	1.00	281.00	281.00	14,190										
3	6200	A	PASTURE 3	0					46.00	AC		1.00	1.00	1.00	280.00	280.00	12,880										
4	5500	A	TIMBER 2	0					14.50	AC		1.00	1.00	1.00	445.00	445.00	6,452										
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	111.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	555,000										

