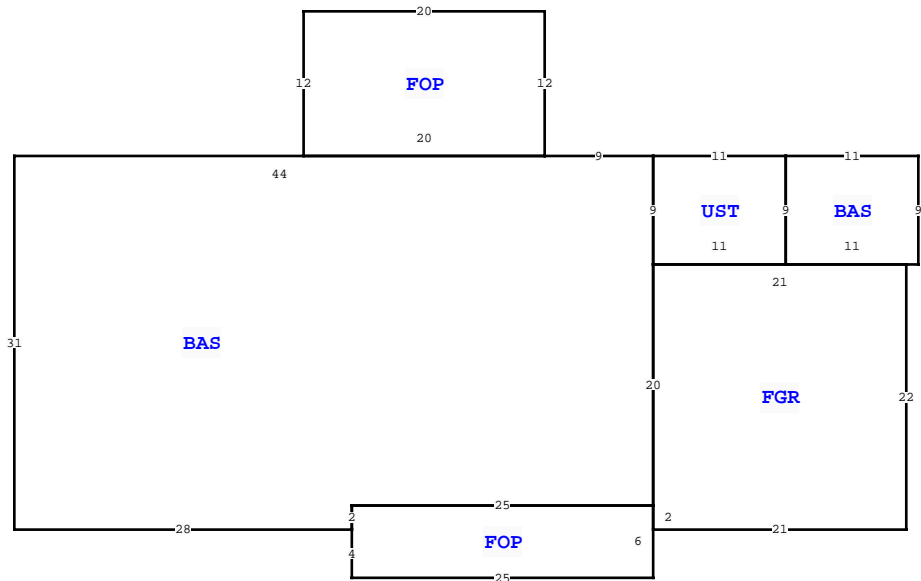




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	06 VINYL ASB 30				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	25316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	7,865
BAS	1,593	100		1,593	126,552
FGR	462	55		254	20,179
FOP	150	30		45	3,575
FOP	240	30		72	5,720
UST	99	45		45	3,575
TOTALS	2,643			2,108	167,466

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,108	109.1250	122.22	257,640	1966	1966	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1692 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		167,466	
TOTAL MARKET OB/XF VALUE		2,027	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		199,493	
SOH/AGL Deduction		0	
ASSESSED VALUE		199,493	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		199,493	
TOTAL JUST VALUE		199,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,493	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049722	Roof Replacement	9,500	05/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/1182	7/02/2010	WD Q	Q	I	01	123,000

GRANTOR: JOSEPH NICKELSON
GRANTEE: WILLIAM D 111 & WIL

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 FOP= N12 W20 S12 E20\$ W44 S31 E28 FOP= S4 E25 N6 W25 S2\$ N2 E25 FGR= S2 E21 N22 W21 S20\$ N20 UST= E11 BAS= E11 N9 W11 S9\$ N9 W11 S9\$ N9\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	827	
2	0296	SHED METAL	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

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	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							