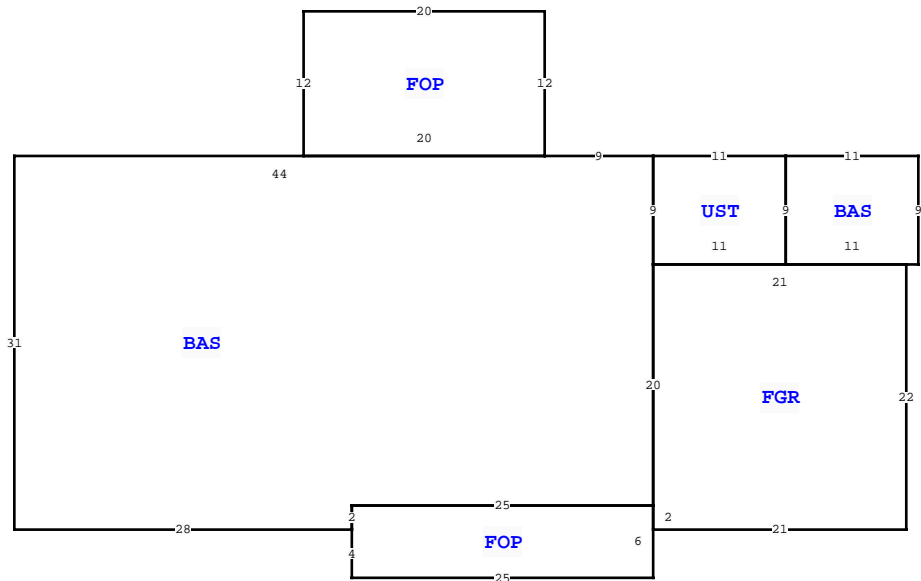




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	06	VINYL ASB	30
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		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
BAS	99	100	
BAS	1,593	100	
FGR	462	55	
FOP	150	30	
FOP	240	30	
UST	99	45	
TOTALS	2,643		

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	124.40	262,235	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			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			170,453	
TOTAL MARKET OB/XF VALUE			2,027	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			202,480	
SOH/AGL Deduction			0	
ASSESSED VALUE			202,480	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			202,480	
TOTAL JUST VALUE			202,480	
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	
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							