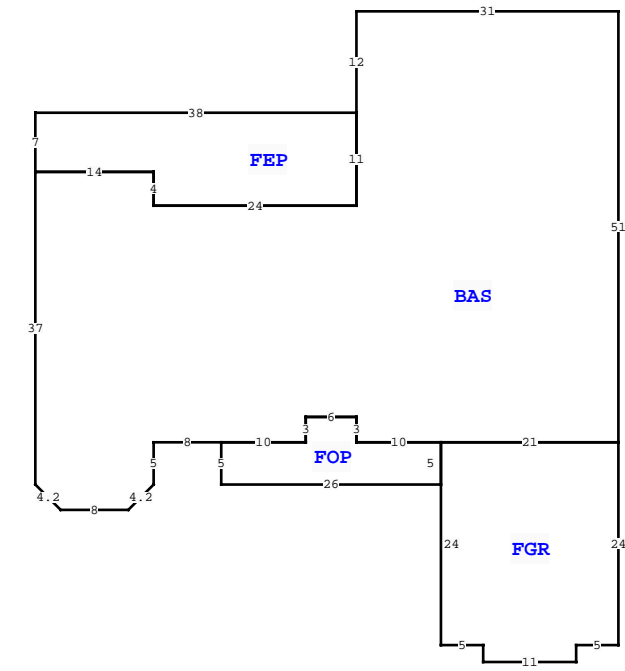




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNPLK	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	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	25416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,786	100	
FEP	362	80	
FGR	526	55	
FOP	148	30	
TOTALS	3,822		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,409	114.2660	127.98	436,284	1999	1999	0	0	26.00	74.00
1 SINGLE FAM 100% - 2022 Heated Area: 2786 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			322,850
TOTAL MARKET OB/XF VALUE			10,972
TOTAL LAND VALUE - MARKET			53,500
TOTAL MARKET VALUE			387,322
SOH/AGL Deduction			204,064
ASSESSED VALUE			183,258
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,847
TOTAL JUST VALUE			387,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,685

LAND:2:1: THIS LOT IS LOW & WET  
LAND:1:1: 1.25 AC.;LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041527	Roof Replacement	17,000	03/16/2021
15457	SFR	450	05/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2374	2/17/2021	WD Q	Q	I	01	344,000

GRANTOR: BRADEN PHILLIP &  
GRANTEE: ROGERS MARK ANTHONY  
1417/0720 8/13/2020 PB U I 18 0  
GRANTOR: CLERK OF COURT (JULIA)  
GRANTEE: PHILLIP BRADEN & JE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W31 S12 S11 W24 N4 W14 S37 D3R3 E8 U3R3 N5 E8 E10 N3 E6 S3 E10 E21 N51 \$	
FGR=[ORIG=-21,51] S24 E5 S2 E11 N2 E5 N24 W21 \$	
FEP=[ORIG=-31,12] W38 S7 E14 S4 E24 N11 \$	
FOP=[ORIG=-47,51] S5 E26 N5 W10 N3 W6 S3 W10 \$	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	2,752.00	UT	1.50	1.50	100	1999	1999	3	100	4,128	
3	0294	SHED WOOD/	0	100	14	336.00	UT	7.50	7.50	100	1999	1999	3	100	2,520	
4	0060	CARPORT F	0	100	16	560.00	UT	5.00	5.00	100	1999	1999	3	100	2,800	
5	0070	CARPORT UF	0	100	0	360.00	UT	3.00	3.00	30	1999	1999	3	30	324	

LAND DESCRIPTION		TOTAL OB/XF 10,972																						
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		RSF	1150.00	363.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							