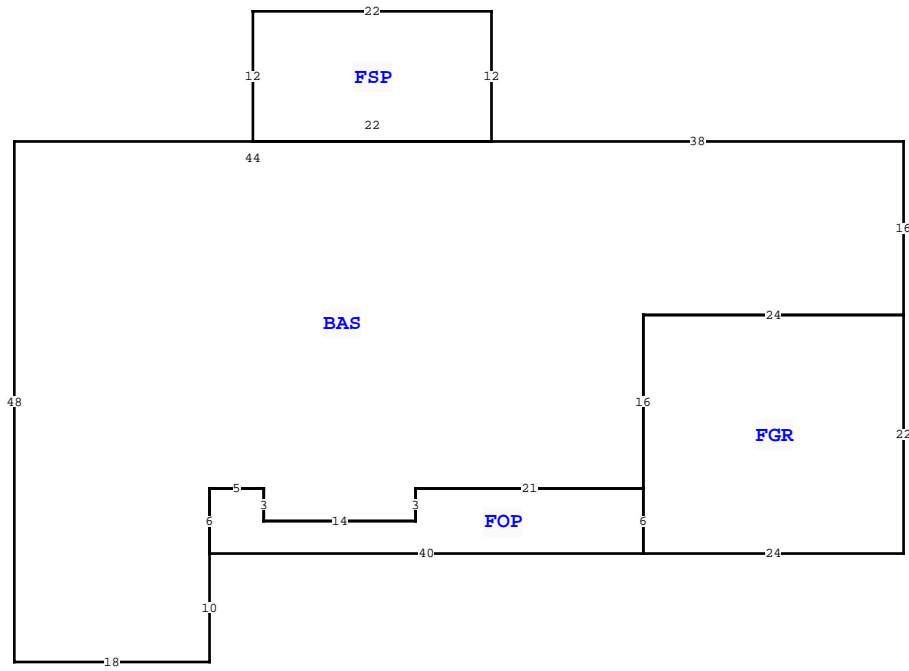


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
BAS	2,570	100
FGR	528	55
FOP	198	30
FSP	264	40
TOTALS	3,560	

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%	- 2015		Heated Area: 2570					HX Base Yr 2015	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			246,076
TOTAL MARKET OB/XF VALUE			25,358
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			289,934
SOH/AGL Deduction			90,522
ASSESSED VALUE			199,412
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,001
TOTAL JUST VALUE			289,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,104
SALE:2:1: LOT 6 BLK D PICCADILLY PARK SOUTH			
SALE:1:1: LOT 6 BLK D PICCADILLY PARK SOUTH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31596	MAINT/ALTR	30	11/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/2295	10/17/2013	WD	U	I	38	113,000
GRANTOR: DWIGHT LK FORSYTH & B						
GRANTEE: DEAN C & DONNA N DE						
1004/2452	1/15/2004	WD	Q	I		174,000
GRANTOR: ARTHUR GARY STRICKLAN						
GRANTEE: DWIGHT L K & BRENDA						

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	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1990	1990	3	40	14,336	
3	0166	CONC,PAVMT	0	100	150	15	2,250.00	UT	1.40	100	0	0	3	100	3,150	
4	0282	POOL ENCL	0	100	0	0	512.00	UT	15.00	100	2013	2013	3	40	3,072	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	2,600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	200	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	600	

TOTAL OB/XF												25,358												
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	1155.00	170.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W38 FSP= N12 W22 S12 E22\$ W44 S48 E18 N10 FOP= E40 N6 W21 S3 W14 N3 W5 S6\$ N6E5 S3 E14 N3 E21 FGR= S6 E24N22 W24 S16\$ N16 E24 N16\$.											

REVIEW DATE 07/08/2019 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/23/2026 BY SYS																								
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