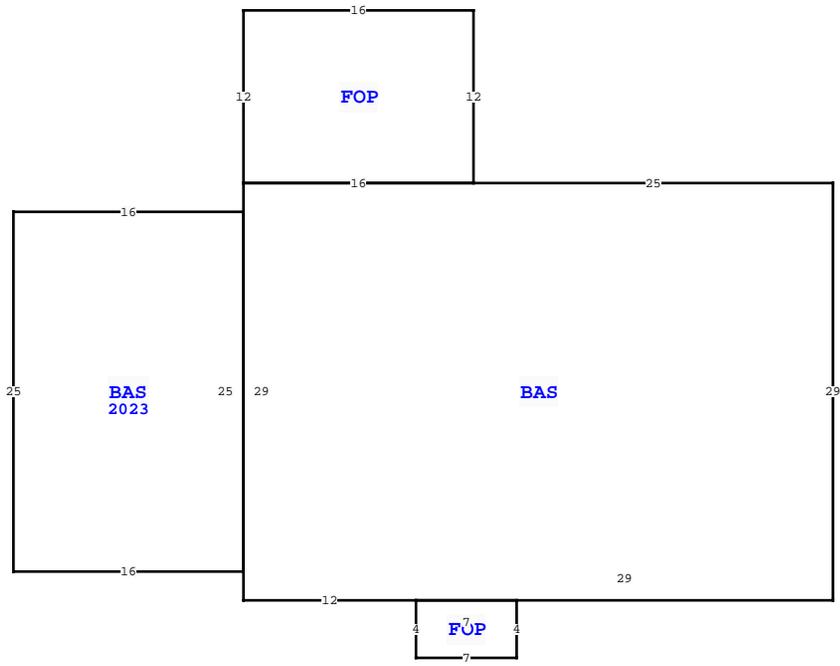


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,189	100	
BAS	400	100	2023
FOP	28	30	
FOP	192	30	
TOTALS	1,809		

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%	- 2005	140.37	232,312	2004	2004	0	0	21.00	79.00	
Heated Area: 1589 HX Base Yr 2005												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			183,526
TOTAL MARKET OB/XF VALUE			2,712
TOTAL LAND VALUE - MARKET			19,125
TOTAL MARKET VALUE			205,363
SOH/AGL Deduction			56,822
ASSESSED VALUE			148,541
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			97,130
TOTAL JUST VALUE			205,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,583

LAND:2:1: LOT 7 ADJUSTED FOR SINK HOLE; 3.08 AC.
LAND:1:1: LOT 5 ADJUSTED FOR SINK HOLE; 2.13 AC. L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055238	Roof Replacement	11,500	03/16/2026
000043247	Additions	33,000	11/24/2021
21425	SFR	387	01/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/746	11/26/2025	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: WELCH SUSANNA R						
GRANTEE: WELCH SUSANN R						
1441/1242	6/23/2021	QC	U	I	11	100
GRANTOR: LACEY CLIFFORD T						
GRANTEE: WELCH SUSANNA R						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W25 W16 S29 E12 E29 N29 \$						
FOP=[ORIG=-25,0] N12 W16 S12 E16 \$						
FOP=[ORIG=-29,29] S4 E7 N4 W7 \$						
BAS=[YR=2023;ORIG=-57,2] E16 S25 W16 N25 \$						

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	100	14	29	406.00	UT	2.00	100	2004	2004	3	100	812	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,500	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125								