

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25516.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,752	100
FCP	320	25
FEP	200	80
FOP	256	30
UCP	288	20
UEP	336	60
UOP	192	20
UST	45	45
TOTALS	3,389	

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%	- 0								
			Heated Area: 1752			HX Base Yr					
BLD DATE						LGL DATE	04/10/2025				
XF DATE						LAND DATE	MLU				
INC DATE						AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		211,368	
TOTAL MARKET OB/XF VALUE		28,848	
TOTAL LAND VALUE - MARKET		720,000	
TOTAL MARKET VALUE		289,236	
SOH/AGL Deduction		120,094	
ASSESSED VALUE		169,142	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		117,731	
TOTAL JUST VALUE		960,216	
NCON VALUE		8,867	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		951,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046834	Electrical Servic	0	03/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W24 S29 E27 E30 N20 E11 N9 W44 \$	
UEP=[ORIG=33,-12] W28 S12 E28 N12 \$	
FCP=[ORIG=33,29] E16 N20 W16 S20 \$	
UCP=[ORIG=5,-12] W24 S12 E24 N12 \$	
FEP=[ORIG=3,29] S10 E20 N10 W20 \$	
UOP=[ORIG=44,0] E5 N12 W16 S12 E11 \$	
UST=[ORIG=44,9] E5 N9 W5 S9 \$	
FOP=[YR=2026;ORIG=33,29] E16 S16 W16 N16 \$	

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
3	0040	BARN,POLE	0	100	50	100	5,000.00	UT	5.00	100	1993	1993	3	100	25,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	200	
5	0060	CARPOT F	0	100	0	0	1.00	UT	2,048.00	100	2026	2025		100	2,048	
TOTALS															28,848	

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	DPTH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	280.00	280.00	44,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	715,500							