



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
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
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,344	122.6610	139.83	327,762	1985	2000		0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 2134 HX Base Yr 2020

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		245,822	
TOTAL MARKET OB/XF VALUE		3,900	
TOTAL LAND VALUE - MARKET		23,600	
TOTAL MARKET VALUE		273,322	
SOH/AGL Deduction		146,144	
ASSESSED VALUE		127,178	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		75,767	
TOTAL JUST VALUE		273,322	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,874	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	20,135
BAS	1,422	100		1,422	149,129
BAS	240	100	2023	240	25,169
BAS	280	100	2023	280	29,364
UOP	108	20		22	2,307
USP	176	35		62	6,502
UST	280	45	2023	126	13,214
TOTALS	2,698			2,344	245,822

BLD DATE	LGL DATE
	04/16/2026 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049971	Remodel	6,870	05/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1854	11/12/2019	WD Q	Q	I	01	167,000

GRANTOR: STEPHENSON MONROE & J
GRANTEE: ROBERT & PATTY ALLE

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	0070	CARPORT UF	0	100	0	0	UT	1.00	0.00	100	2005	2005	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	600	
3	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	UT	400.00	400.00	100	2023	2022		100	400	

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	20,000.00	20,000.00	23,600							

BUILDING NOTES									
BAS=[ORIG=0,0] W11 W37 S24 E27 E6 S18 E15 N42 \$ BAS=[YR=2023;ORIG=-136,-4] E20 S14 W20 N14 \$ BAS=[YR=2023;ORIG=-136,10] E20 S12 W20 N12 \$ BAS=[ORIG=-48,0] W12 S16 E12 N16 \$ USP=[ORIG=-11,0] N8 W22 S8 E22 \$ UOP=[ORIG=-21,24] S18 E6 N18 W6 \$ UST=[YR=2023;ORIG=-102,8] E20 S14 W20 N14 \$									