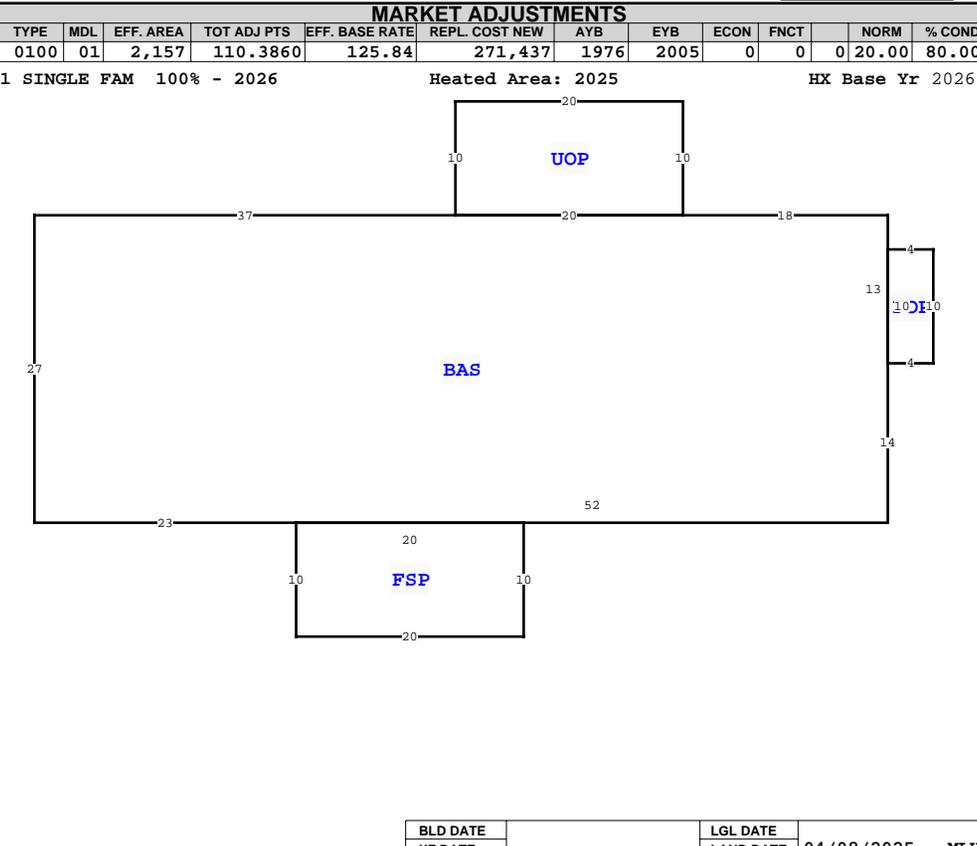




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		80	
Interior Floor	14	CARPET		20	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Architectual	05	CONV		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	26315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100		2,025	203,861
FOP	40	30		12	1,208
FSP	200	40		80	8,054
UOP	200	20		40	4,027
TOTALS	2,465			2,157	217,150



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			217,150
TOTAL MARKET OB/XF VALUE			5,704
TOTAL LAND VALUE - MARKET			115,900
TOTAL MARKET VALUE			235,219
SOH/AGL Deduction			120,013
ASSESSED VALUE			115,206
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			63,795
TOTAL JUST VALUE			338,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055183	Storage Building	36,000	03/06/2026
000055104	Right-of-Way Acce		02/24/2026
000054853	Electrical Servic		01/21/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1044	10/09/2025	WD	Q	I	01	405,000
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: ENGBRETSON MICHAEL						
1513/2766	5/06/2024	WD	U	I	37	250,000
GRANTOR: BLANCHARD MARIAN AS P						
GRANTEE: TJRL INVESTMENTS LL						

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	20	20	1.00	UT	0.00	100	1976	1976	3	100	1,000	
2	0031	BARN, MT AE	0	100	16	24	1.00	UT	0.00	100	1976	1976	3	100	1,344	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1976	1976	3	100	1,200	
4	0251	LEAN TO W/	0	100	9	24	216.00	UT	5.00	100	1993	1993	3	100	1,080	
5	0251	LEAN TO W/	0	100	9	24	216.00	UT	5.00	100	1993	1993	3	100	1,080	
TOTAL OB/XF 5,704																

BLD DATE		LGL DATE	
04/08/2025	MLU		
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	
BAS= W37 S27 E23 FSP= S10 E20 N10 W20\$ E52 N14 FOP= E4N10 W4 S10\$ N13 W18 UOP= N10W20 S10 E20\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,704																						
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	100					8.09	AC		1.00	1.00	1.00	280.00	280.00	2,265							
3	5910	A	SWAMP/CYPRES	100					2.50	AC		1.00	1.00	1.00	40.00	40.00	100							
4	9910	M	MKT. VAL. AG	100					10.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	105,900							