

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9	100	
BAS	2,565	100	
FGR	747	55	
FOP	198	30	
FOP	300	30	
FSP	312	40	
TOTALS	4,131		

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%	2012								
Heated Area: 2574						HX Base Yr 2012					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		354,282	
TOTAL MARKET OB/XF VALUE		24,860	
TOTAL LAND VALUE - MARKET		88,200	
TOTAL MARKET VALUE		467,342	
SOH/AGL Deduction		121,320	
ASSESSED VALUE		346,022	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		294,611	
TOTAL JUST VALUE		467,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,880	
SALE: 2:1: 11.76 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048963	Roof Replacement	29,871	01/05/2024
000046781	Remodel	19,991	03/20/2023
40385	GENERATOR	0	08/19/2020
15793	SFR	400	07/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/1866	5/31/2005	WD	Q	I		420,000
GRANTOR: GEORGE & PHYLLIS SKIN						
GRANTEE: WILLIAM N & KATHLEE						
0855/1239	3/16/1998	WD	Q	V		35,000
GRANTOR: C RAVNDAL						
GRANTEE: GEORGE & PHYLLIS SK						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	5,530.00	UT	2.00	2.00	100	2000	2000	3	100	11,060	
3	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0060	CARPORT F	0	100	20	30	UT	11.00	11.00	100	2017	2017	3	100	6,600	
5	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W31 S33 FGR= S32 E6 S2 E13 N2 E6 N 25 W10 N4 BAS= N3 W3 S3 E3\$ W3 N3 W12 \$ E15 S7 E10S8 FOP= S6 E30 N6 W12 N3 W6 S3 W12\$ E12 N3 E6 S3 E12 S6 E4 S2 E8 N2 E4 N40 FSP= N6 W15 FOP= N12 W10 N6 W10 S18 E20\$ W25 S3 R6 D6 S1 E18 N4 E16\$ W16 S4 W18 N1 U6 L6 N11\$.	

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		00	0.00	0.00	11.76	AC		1.00	1.00	1.00	7,500.00	7,500.00	88,200							

