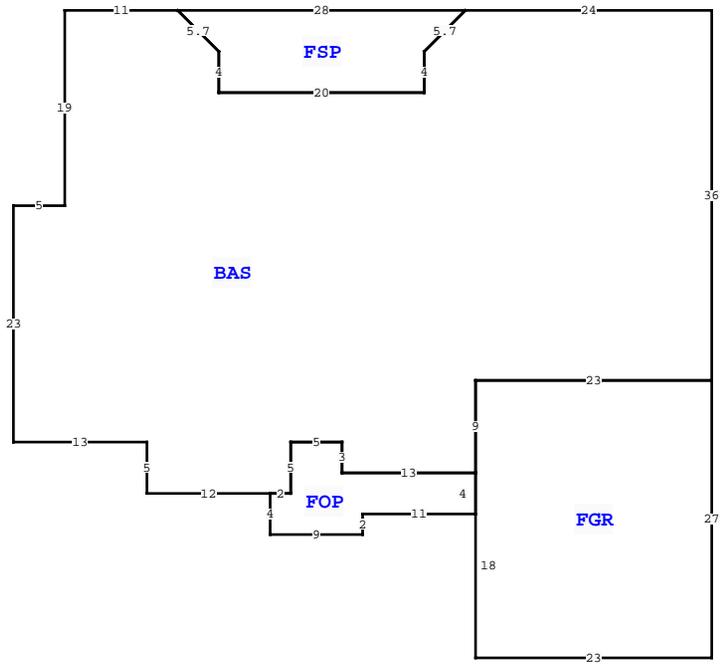




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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	26316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,556	100	
FGR	621	55	
FOP	109	30	
FSP	176	40	
TOTALS	3,462		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,001	123.5586	138.39	415,308	2000	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2020 Heated Area: 2556 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		311,481	
TOTAL MARKET OB/XF VALUE		13,773	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		367,254	
SOH/AGL Deduction		153,423	
ASSESSED VALUE		213,831	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		162,420	
TOTAL JUST VALUE		367,254	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,977	
SALE:1:1: 2 PARCEL ON SAME DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051528	Generator	0	11/15/2024
000041323	Screen Enclosure	6,727	02/15/2021
41323	ADD	515	02/15/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1390/0078	7/29/2019	WD Q	I 01
GRANTOR: JONI MALPHRUS & LINDA			SALE PRICE
GRANTEE: JOHN ANTHONY & SONDRAS			279,000
0882/0873	6/10/1999	WD Q	V
GRANTOR: DAVIES			33,500
GRANTEE: JEAN P WARD AS TRUS			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W24 FSP= W28 D4 R4 S4 E20 N4 R4 U4 S D4 L4 S4 W20 N4 L4 U4 W11 S19 W5 S23 E13 S5 E12 FOP= S4 E9 N2 E11 N4 W13 N3 W5 S5 W2 S2 E2 N5 E5 S3 E13 FGR= S18 E23 N27 W23 S9 S N9 E23 N36 S.			

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
1	0166	CONC,PAVMT	0	100	0	1,882.00	UT	1.50	1.50	100	2000	2000	3	100
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100
3	0282	POOL ENCL	0	100	30	360.00	UT	15.00	15.00	100	2022	2021		75
4	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95

LAND DESCRIPTION														
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
1	0140	C	SFR GOLF	100		RSF-21	30.00	155.00	1.00	LT		1.00	1.00	1.20