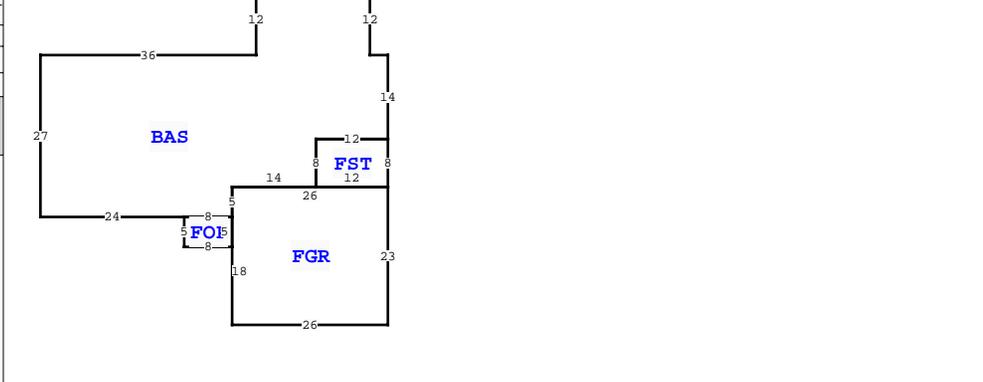


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,156	124.3588	141.77	447,426	1985	1985	0	0	35.00	65.00	
1 SINGLE FAM			100% - 1998	Heated Area: 2738		HX Base Yr 1998						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		290,827	
TOTAL MARKET OB/XF VALUE		10,350	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		343,177	
SOH/AGL Deduction		128,326	
ASSESSED VALUE		214,851	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		163,440	
TOTAL JUST VALUE		343,177	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,369	



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	26316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	144,492
FGR	598	55		329	30,317
FOP	40	30		12	1,106
FSP	60	40		24	2,211
FST	96	55		53	4,884
FUS	1,170	100		1,170	107,816
TOTALS	3,532			3,156	290,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052615	Generator	0	03/17/2025
000047043	Roof Replacement	13,000	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/0508	1/31/1997	WD	Q	I		200,000
GRANTOR: WARNER						
GRANTEE: ROUNTREE						
0732/0338	9/28/1990	WD	Q	I		152,000
GRANTOR: RAJASEKHAR						
GRANTEE: WARNER HAROLD						

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	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	2,500
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
3	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	150
4	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

TOTAL OB/XF													10,350				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/14/2026			MLU											

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W19 S12 W36 S27 E24 FOP= S5 E8 N5 W8\$ E8 FGR= S18 E26 N23 W26 S5\$ N5 E14 FST= E12 N8 W12 S8\$ N8 E12 N14 W3 N12\$ PTR=E20 FUS= E26 N45 W3 FSP= N6 W10 S6 E10\$ W23 S45\$ W20\$.												

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000								