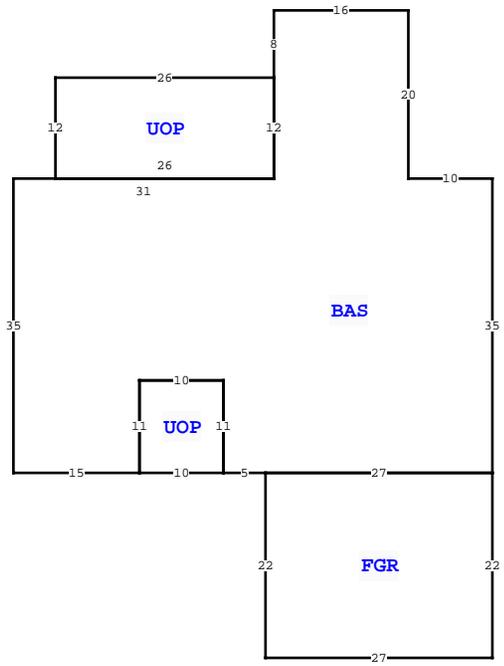


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
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	2,205	100		2,205	171,632
FGR	594	55		327	25,453
UOP	110	20		22	1,713
UOP	312	20		62	4,826
TOTALS	3,221			2,616	203,623

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,616	106.9200	119.75	313,266	1985	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2205 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			203,623
TOTAL MARKET OB/XF VALUE			3,700
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			249,323
SOH/AGL Deduction			90,983
ASSESSED VALUE			158,340
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			106,929
TOTAL JUST VALUE			249,323
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/1501	4/18/2025	LE U	I	I	14	100
GRANTOR: TAN PEPITO						
GRANTEE: TAN PEPITO (ENH LE)						
1349/0726	11/16/2017	WD U	I	I	30	95,000
GRANTOR: TERESITA A BALZA						
GRANTEE: NORMA BALZA-TAN & P						

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
TOTALS															3,700	

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	0140	C	SFR GOLF	100		RSF-2	75.00	175.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							