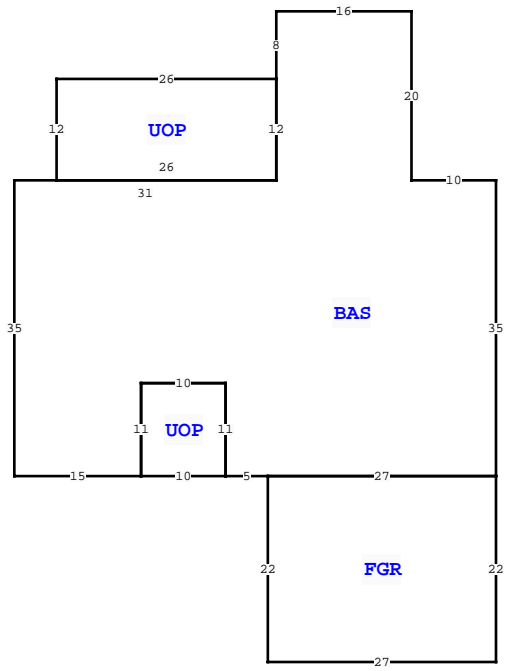


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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					
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																

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 N20 W16 S8 UOP= W26S12 E26 N12S S12 W31 S35 E15 UOP= E10 N11 W10 S11S N11 E10S11 E5 FGR= S22 E27 N22 W27S E27 N35S.	

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	DPHT 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							