

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 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	26316.030 1.00/

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%	2021		498,640	1984	2000		0	25.00	75.00	
Heated Area: 2413				HX Base Yr 2021								

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	3,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	0296	SHED METAL	0	100	18	32	576.00	UT	18.00	18.00	100	2025	2024		100	10,368	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		373,980	
TOTAL MARKET OB/XF VALUE		18,268	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		434,248	
SOH/AGL Deduction		113,564	
ASSESSED VALUE		320,684	
TOTAL EXEMPTION VALUE		HX HB 13 320,684	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		434,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054380	Electrical Servic		12/12/2025
000051981	Additions	6,000	01/03/2025
000048813	Storage Building	12,795	12/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2407	7/21/2020	WD Q	Q	I	01	292,000
GRANTOR: JLEFT LLC						
GRANTEE: RONALD E III & TARA						
1365/2677	7/25/2018	WD U	U	I	37	150,000
GRANTOR: LETISIE TORUNO						
GRANTEE: JLEFT LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 FST= W7 S18 E7 N18\$S18W7 N18 FOP= E7 N9 FGR= N15 W31 S15 E31\$ W31 S9 E24\$ W24 S24 FGR= S24 E25 N24 W25\$E25 S18 E27 FOP= E9 N7 W9 S7\$N7 E23 N35 \$.	