

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories		2. 2. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,735	137.1523	156.35	427,617	1974	1995	0	0	30.00	70.00

1 SINGLE FAM 0% - 2022 Heated Area: 2322 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		299,332	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		341,332	
SOH/AGL Deduction		0	
ASSESSED VALUE		341,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,332	
TOTAL JUST VALUE		341,332	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		340,287	

Quality	06	06			
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	1,618	100		1,618	177,082
FGR	540	55		297	32,505
FOP	105	30		32	3,502
FSP	210	40		84	9,193
FUS	704	100		704	77,049
TOTALS	3,177			2,735	299,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2729	1/17/2023	LE	U	I	14	100
GRANTOR: KALB CHARLES H						
GRANTEE: KALB CHARLES H (ENH						
1437/2695	5/17/2021	WD	Q	I	01	300,000
GRANTOR: HAMM JOSHUA A						
GRANTEE: KALB CHARLES H						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	0	0	2,700.00	UT	2.00	2.00	100	1993	1993	3	100	5,400	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 FSP= N10 W21 S10 E21\$ W17 S14 W10 FGR= W20 S24 E24 N15 W4 N9\$ S9 E4 S5 E16 S2 E14 FOP= S13 E7 N15 W7S2\$ N2 E7 S15 E14 N43\$ PTR= N30 FUS= N22 W32 S22 E32\$ S30\$.	

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							