

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,350	100	
FGR	240	55	
FOP	120	30	
FST	84	55	
TOTALS	1,794		

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% - 0			210,702	1981	1981	0	0	35.00	65.00
Heated Area: 1350 HX Base Yr											
BLD DATE		LGL DATE	05/06/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		136,956	
TOTAL MARKET OB/XF VALUE		22,200	
TOTAL LAND VALUE - MARKET		113,520	
TOTAL MARKET VALUE		172,766	
SOH/AGL Deduction		67,208	
ASSESSED VALUE		105,558	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		54,147	
TOTAL JUST VALUE		272,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049696	Roof Replacement	8,400	04/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/2312	7/15/2025	LE U	I	14		100
GRANTOR: ALLISON JOHN S						
GRANTEE: ALLISON JOHN S (ENH)						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 FGR= W12 S20 FST= S7 E12 N7 W12\$ E12 N20 \$ S27 E7 FOP= S6 E20 N6 W20 \$ E43 N27\$.	

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0030	BARN, MT	0	0	10	10,000.00	UT	2.00	2.00	100	1993	1993	3	100	20,000	
TOTAL OB/XF 22,200																

LAND DESCRIPTION		TOTAL OB/XF 22,200																						
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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.32	AC		1.00	1.00	1.00	280.00	280.00	2,610							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	102,520							