



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

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%	- 2006		260,811	1971	1971	0	0	35.00	65.00

Heated Area: 1695 HX Base Yr 2006

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,527
TOTAL MARKET OB/XF VALUE			6,112
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			198,639
SOH/AGL Deduction			84,668
ASSESSED VALUE			113,971
TOTAL EXEMPTION VALUE	HX HB WX 98		113,971
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			198,639
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,663

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	26416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,695	100		1,695	144,979
FOP	24	30		7	599
FSP	120	40		48	4,105
FST	88	55		48	4,105
UGR	380	45		171	14,626
UOP	63	20		13	1,112
TOTALS	2,370			1,982	169,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045860	Roof Replacement	20,494	11/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1534	9/25/2024	LE	U	I	14	100

GRANTOR: WELDER ALYCE A (AKA W)
GRANTEE: WELDER ALYCE ARLENE
0732/0936 10/15/1990 WD Q I 75,000
GRANTOR: ALEX HENDERSON
GRANTEE: JAMES WELDER

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	0021	BARN,FR AE	0	100	32	20	1.00	UT	4,500.00	75	0	0	3	75	3,375	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	237.00	UT	1.50	100	1993	1993	3	100	356	
4	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	75	1993	1993	3	75	1,181	

TOTAL OB/XF												6,112												
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		00	216.00	210.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W29 FSP= N10 W12 S10 E12\$ W32 UGR= W20 S19 E20 N19\$ S19 W9FST= W11 S8 E11 N8\$ S8 E38 UOP= S7 E9 N7 W9\$ FOP= E6 N4 W6 S4\$ N4 E6 S4 E26 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												6,112					
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		00	216.00	210.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000												