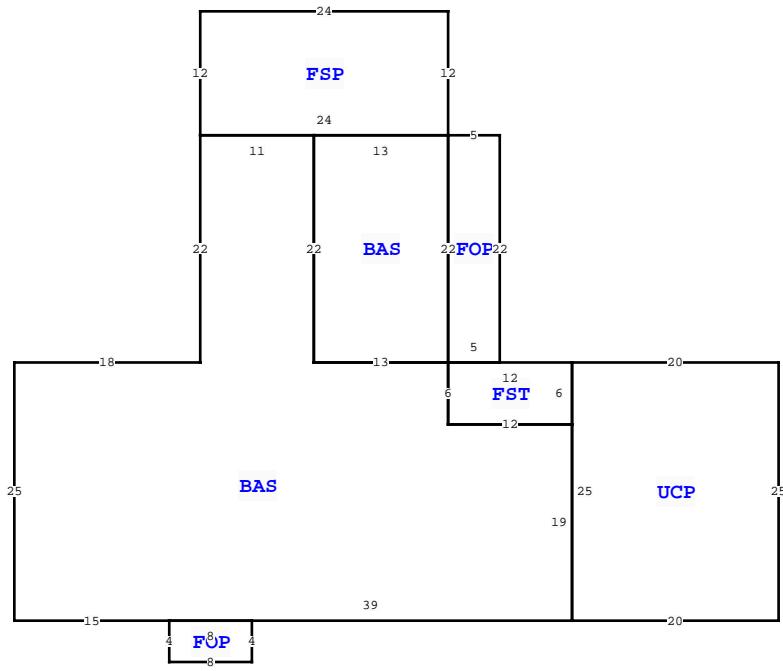


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 70				
Interior Floor	15 HARDTILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100				
Condition Adj	03 03 100				
Kitchen Adjus	02 02 100				
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	286	100		286	25,554
BAS	1,520	100		1,520	135,810
FOP	32	30		10	894
FOP	110	30		33	2,948
FSP	288	40		115	10,275
FST	72	55		40	3,574
UCP	500	20		100	8,935
TOTALS	2,808			2,104	187,990

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,104	122.7292	137.46	289,216	1975	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 1806 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		187,990	
TOTAL MARKET OB/XF VALUE		5,950	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		217,340	
SOH/AGL Deduction		96,883	
ASSESSED VALUE		120,457	
TOTAL EXEMPTION VALUE		HX HB 13 120,457	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		217,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/119	5/21/2026	WD Q	Q	I	01	160,000
GRANTOR: HOME DISCOUNTERS, LLC						
GRANTEE: GIA CREATIVE SOLUTI						
1568/516	4/29/2026	CT U	U	I	18	68,000
GRANTOR: CLERK OF COURT (ALVAR						
GRANTEE: HOME DISCOUNTERS, L						

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	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	100	1993	1993	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	1,100.00	UT	2.00	100	1993	1993	3	100	2,200	
4	0296	SHED METAL	0	100	11	20	220.00	UT	5.00	100	1993	1993	3	100	1,100	
5	0060	CARPORT F	0	100	10	18	180.00	UT	5.00	50	1993	1993	3	50	450	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF												5,950			
BLD DATE		LGL DATE		04/08/2025	MLU										
XF DATE		LAND DATE													
INC DATE		AG DATE													

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N12 W24 S12 E24\$	BAS= W13 BAS= W11 S22 W18 S25 E15 FOP= S4E8 N4 W8 \$ E39 UCP= E20 N25 W20 S25\$ N19 FST= N6 W12 S6 E12\$ W12 N6 W13 N22\$ S22 E13 N22\$ FOP= S22 E5 N22 W5\$.

LAND DESCRIPTION		TOTAL OB/XF 5,950																						
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	102.00	214.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							