

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	15	HARDTILE 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.1	1. 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
FOP	54	30	
FSP	288	40	
TOTALS	2,070		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,859	123.0570	140.28	260,781	2005	2010	0	0	18.75	81.25

2 SINGLE FAM 100% - 2024  
Heated Area: 1728  
HX Base Yr 2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		211,885	
TOTAL MARKET OB/XF VALUE		8,918	
TOTAL LAND VALUE - MARKET		56,000	
TOTAL MARKET VALUE		276,803	
SOH/AGL Deduction		1,949	
ASSESSED VALUE		274,854	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		218,443	
TOTAL JUST VALUE		276,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22678	SFR	500	01/10/2005
8394	M H	125	05/18/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1633	7/16/2021	WD Q	Q	I	01	300,000

GRANTOR: TOWNSEND DYLAN C & JE  
GRANTEE: RUBANICK DALE R  
1409/1931 4/09/2020 WD Q I 01 217,000  
GRANTOR: KEITH COREY BENNETT &  
GRANTEE: DYLAN C & JEANNA S

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	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	50	1994	1994	3	50	200	
2	0166	CONC, PAVMT	0	100	30	3	UT	2.00	2.00	100	2005	2005	3	100	180	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	3	50	UT	2.25	2.25	100	2010	2010	3	100	338	
5	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION																								
TOTAL OB/XF 8,918																								
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	LT		1.00	1.00	2.00	28,000.00	56,000.00	56,000							