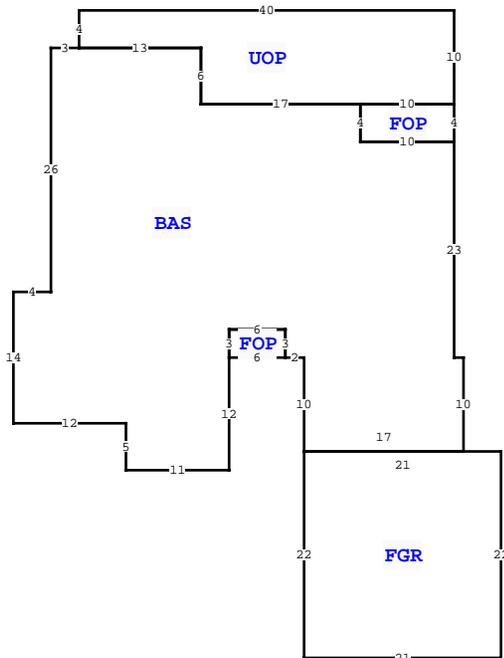


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	12 CEDAR 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	27316.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,948	125.5617	140.63	273,947	1985	1988	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 1613 HX Base Yr 2026											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	147,443
FGR	462	55		254	23,218
FOP	18	30		5	457
FOP	40	30		12	1,097
UOP	322	20		64	5,850
TOTALS	2,455			1,948	178,066

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0166	CONC, PAVMT	0	100	0 0
2	0190	FPLC PF	0	100	0 0

TOTAL OB/XF												3,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		RSF-2	50.00	230.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	178,066			
TOTAL MARKET OB/XF VALUE	3,200			
TOTAL LAND VALUE - MARKET	42,000			
TOTAL MARKET VALUE	223,266			
SOH/AGL Deduction	97,612			
ASSESSED VALUE	125,654			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	74,243			
TOTAL JUST VALUE	223,266			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	223,266			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40931	REMODEL	0	11/24/2020
30339	MAINT/ALTR	35	08/02/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1896	5/07/2025	TR Q	Q	I	01	250,000
GRANTOR: KIRKLAND LORRAINE L L						
GRANTEE: KELLY TERRY M						
0873/0153	1/15/1999	WD Q	Q	I		103,000
GRANTOR: SCOTT						
GRANTEE: KIRKLAND						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W3 S26 W4 S14 E12 S5 E11N12 FOP= E6 N3 W6 S3\$ N3 E6 S3 E2 S10 FGR= S22 E21 N22 W21\$ E17N10 W1 N23 FOP= N4 W10 S4 E10\$ W10 N4 UOP= E10 N10 W40 S4 E13 S6 E17\$ W17 N6 W13\$.	