

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 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		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0400	CONDOMINIA
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.300	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,771	100
FOP	77	30
FST	28	55
TOTALS	1,876	1,809

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	CONDO EXCP	0%	- 2025		227,934	1976	1995	0	0	30.00	70.00	Heated Area: 1771 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		159,554	
TOTAL MARKET OB/XF VALUE		1,300	
TOTAL LAND VALUE - MARKET		100	
TOTAL MARKET VALUE		160,954	
SOH/AGL Deduction		0	
ASSESSED VALUE		160,954	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		160,954	
TOTAL JUST VALUE		160,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,233	
SALE:1:1: UT 16 FAIRWAY HILL CONDO SEE NOTE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25648	MAINT/ALTR	45	03/26/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1511/1908	4/01/2024	WD U	I 37
GRANTOR: HOLBROOK DIANE N TRUS			
GRANTEE: VICENTEMAN LLC			
1393/1615	8/19/2019	WD Q	I 01
GRANTOR: KATHERINE M BEROSET &			
GRANTEE: DIANE N HOLBROOK TR			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= 1771\$ FOP= 77\$ FST= 28\$.			

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	0258	PATIO	0	0	11	44	1.00	UT	0.00	100	1999	1999	3	100	800	
2	0080	DECKING	0	0	14	22	1.00	UT	0.00	100	1999	1999	3	100	500	

LAND DESCRIPTION														TOTAL OB/XF										
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	0400	C	CONDO	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100.00	100.00	100							