

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
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	27316.080 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,542
FOP	234
FUS	1,209
UCP	180
TOTALS	4,165

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%	2005									Heated Area: 3751	HX Base Yr 2005

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			351,238
TOTAL MARKET OB/XF VALUE			7,808
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			389,046
SOH/AGL Deduction			172,248
ASSESSED VALUE			216,798
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			165,387
TOTAL JUST VALUE			389,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,046
SALE:2:1: CERTIFICATE OF TITLE BY CLERK OF COURT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048194	Roof Replacement	18,000	09/19/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1018/1862	6/16/2004	WD Q	I 163,000
GRANTOR: AMERICAN GENERAL HOME			
GRANTEE: PATRICK N & JENNIFER			
0996/2554	9/03/2003	CT Q	I 03 155,000
GRANTOR: CLERK OF COURT (ROB)			
GRANTEE: AMERICAN GENERAL HO			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W38 UCP= N15 W12 S15 E12\$ W44 S31 E17 FOP= S6 E39 N6 W39\$E65 N31\$ PTR=N30 FUS= N31 W39 S31 E39\$ S30\$.			

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	0166	CONC, PAVMT	0	100	0	0	0	2,808.00	UT 1.00	1.00	100	0	0	3	100	2,808
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	800
3	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	1,200.00	100	1993	1993	3	100	1,200
4	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2018	2018	3	100	2,500
5	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	500
TOTALS														7,808		

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							