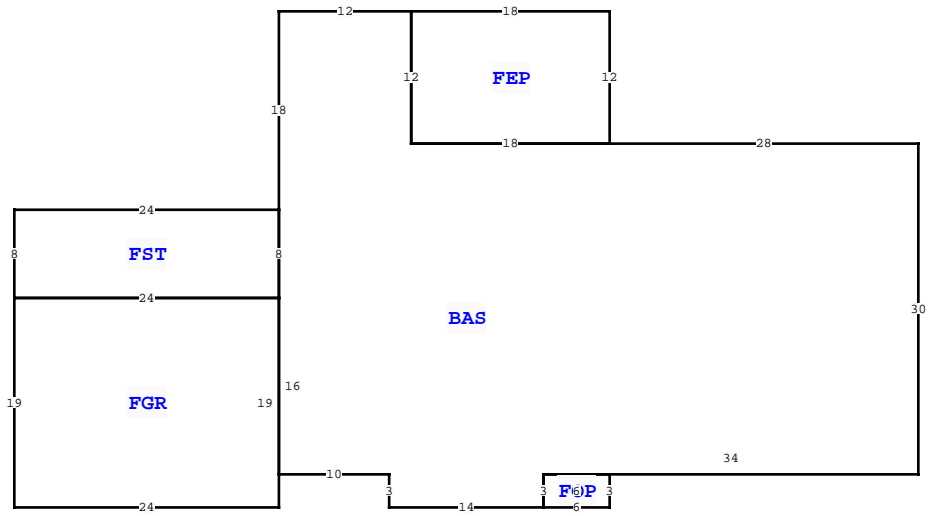


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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	PCT OF BASE	YEAR
BAS	1,926	100	
FEP	216	80	
FGR	456	55	
FOP	18	30	
FST	192	55	
TOTALS	2,808		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,461	133.0252	148.99	366,664	1972	1972	0	0	35.00	65.00
1 SINGLE FAM 100% - 2000 Heated Area: 1926 HX Base Yr 2025											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0258	PATIO	0.00
4	0130	CLFENCE 5	5.50
5	0296	SHED METAL	800.00
6	0104	GENERATOR	6,000.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993
3	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	1993
4	0130	CLFENCE 5	0	100	0	400.00	UT	5.50	5.50	100	1993
5	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2023
6	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2025

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	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							

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1545/1019	7/23/2025	QC	U	I	11	100					

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	238,332	
TOTAL MARKET OB/XF VALUE	10,600	
TOTAL LAND VALUE - MARKET	30,000	
TOTAL MARKET VALUE	278,932	
SOH/AGL Deduction	129,830	
ASSESSED VALUE	149,102	
TOTAL EXEMPTION VALUE	56,411	
BASE TAXABLE VALUE	92,691	
TOTAL JUST VALUE	278,932	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	279,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051073	Roof Replacement	26,610	10/14/2024
000049796	Electrical Servic	0	05/14/2024

GRANTOR: RICHARDSON MATTHEW JA						
GRANTEE: RICHARDSON JANIE WA						
1525/1943	10/21/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST O						
GRANTEE: RICHARDSON JANIE WA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS= W28 FEP= N12 W18 S12 E18\$ W18 N12 W12 S18 FST= W24S8 E24 N8\$ S8 FGR= W24 S19 E24 N19\$ S16 E10 S3 E14 FOP= E6 N3 W6 S3 \$ N3 E34 N30\$.	

BUILDING DIMENSIONS	
BAS= W28 FEP= N12 W18 S12 E18\$ W18 N12 W12 S18 FST= W24S8 E24 N8\$ S8 FGR= W24 S19 E24 N19\$ S16 E10 S3 E14 FOP= E6 N3 W6 S3 \$ N3 E34 N30\$.	