

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	27616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,509	100	2026	2,509	335,027
FGR	580	55	2026	319	42,596
FOP	318	30	2026	95	12,685
FOP	416	30	2026	125	16,691
FST	368	55	2026	202	26,973
TOTALS	4,191			3,250	433,972

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%	- 2026								
Heated Area: 2509						HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			433,972	
TOTAL MARKET OB/XF VALUE			13,200	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			512,172	
SOH/AGL Deduction			92,022	
ASSESSED VALUE			420,150	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			368,739	
TOTAL JUST VALUE			512,172	
NCON VALUE			437,172	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054180	Swimming Pool and	85,000	03/25/2026
000048729	Storage Building	8,000	11/21/2023
000048583	New Residential C	495,000	11/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1694	9/18/2025	WD	U	V	11	100
GRANTOR: MCCALLISTER MICHAEL S						
GRANTEE: MCCALLISTER MICHAEL						
1485/2134	3/02/2023	WD	Q	V	03	75,000
GRANTOR: URBINA LEROY SR						
GRANTEE: MCCALLISTER MICHAEL						

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	0040	BARN, POLE	0	100	0	0	1.00	UT	6,500.00	100	2024	2023		100	6,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	100	2024	2023		100	3,500	
3	0166	CONC, PAVMT	0	100	20	20	400.00	UT	3.00	100	2026	2025		100	1,200	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2026 MLU									

BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=80,10] W15 S13 W32 N13 W19 S5 W6 S32 E2 S2									
E11 N2 E3 N2 E9 S6 E32 N3 E9 S8 E12 N16 W6 N30 \$									
FGR=[YR=2026;ORIG=33,-12] W25 S27 E6 N5 E19 N22 \$									
FOP=[YR=2026;ORIG=71,48] W6 S3 W32 N6 W6 S12 E44 N9 \$									
FST=[YR=2026;ORIG=129,0] W14 S6 W6 S10 E6 S6 E14 N22 \$									

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							