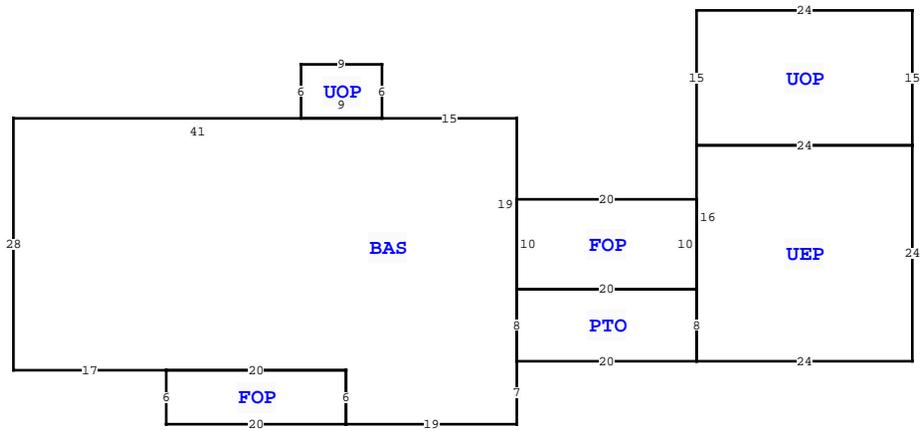




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	60		
Exterior Wall	19	COMMON BRK	40		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	28216.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	135,733
FOP	120	30		36	2,905
FOP	200	30		60	4,842
PTO	160	5		8	645
UEP	576	60		346	27,921
UOP	54	20		11	888
UOP	360	20		72	5,810
TOTALS	3,152			2,215	178,745

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%	- 1996									
				Heated Area: 1682				HX Base Yr 1996				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		178,745	
TOTAL MARKET OB/XF VALUE		52,588	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		276,333	
SOH/AGL Deduction		85,030	
ASSESSED VALUE		191,303	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		139,892	
TOTAL JUST VALUE		276,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,921	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054547	Mobile Home		11/21/2025
000054255	Right-of-Way Acce		10/16/2025
000051822	Generator	0	12/13/2024
39413	STORAGE	0	03/06/2020
33543	M H	720	11/13/2015
24546	POOL	185	05/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C IV						
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2006	2006	3	51	18,278	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	16	48	UT	3.00	3.00	100	2006	2006	3	100	2,304	
5	0296	SHED METAL	0	100	12	24	UT	12.00	12.00	100	2006	2006	3	100	3,456	
6	0120	CLFENCE 4	0	100	0	0	UT	7.50	7.50	100	2008	2008	3	100	2,250	
7	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	3,200	
8	0031	BARN,MT AE	0	100	30	36	UT	11,800.00	11,800.00	100	2021	2020		100	11,800	
9	0166	CONC,PAVMT	0	100	0	0	UT	800.00	800.00	100	2021	2020		100	800	
10	0296	SHED METAL	0	100	0	0	UT	400.00	400.00	100	2021	2020		100	400	

TOTAL OB/XF													46,688											
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

BUILDING NOTES												
BAS=[ORIG=0,0] W15 W41 S28 E17 E20 S6 E19 N7 N8 N19 \$												
UEP=[ORIG=20,19] S8 E24 N24 W24 S16 \$												
FOP=[ORIG=0,19] E20 N10 W20 S10 \$												
PTO=[ORIG=0,27] E20 N8 W20 S8 \$												
FOP=[ORIG=-39,28] S6 E20 N6 W20 \$												
UOP=[ORIG=-15,0] N6 W9 S6 E9 \$												
UOP=[ORIG=20,-12] E24 S15 W24 N15 \$												

REVIEW DATE 03/06/2026 BY robin Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS																								
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