

BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	06
NEIGHBORHOOD/LOC	28316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,377	100	
FGR	276	55	
FOP	66	30	
PTO	144	5	
TOTALS	1,863		
		1,556	172,380

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%	- 2024									
			Heated Area: 1377				HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			172,380	
TOTAL MARKET OB/XF VALUE			5,493	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			200,373	
SOH/AGL Deduction			3,033	
ASSESSED VALUE			197,340	
TOTAL EXEMPTION VALUE	HX HB 13		197,340	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			200,373	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			195,465	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21651	SFR	486	03/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/90	1/17/2023	WD	U	I	11	100
GRANTOR: TAYLOR DION						
GRANTEE: MORELAND JULIUS P						
1158/1563	9/12/2008	WD	Q	I	03	78,800
GRANTOR: JULIUS P & KIMBERELY						
GRANTEE: DION TAYLOR						

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	2.00	2.00	100	2005	2005	3	100	2,568	
2	0120	CLFENCE 4	0	100	0	0	0	7.50	7.50	100	2008	2008	3	100	825	
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2008	2008	3	100	2,100	

TOTAL OB/XF													5,493											
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

LAND DESCRIPTION													TOTAL OB/XF					5,493						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							