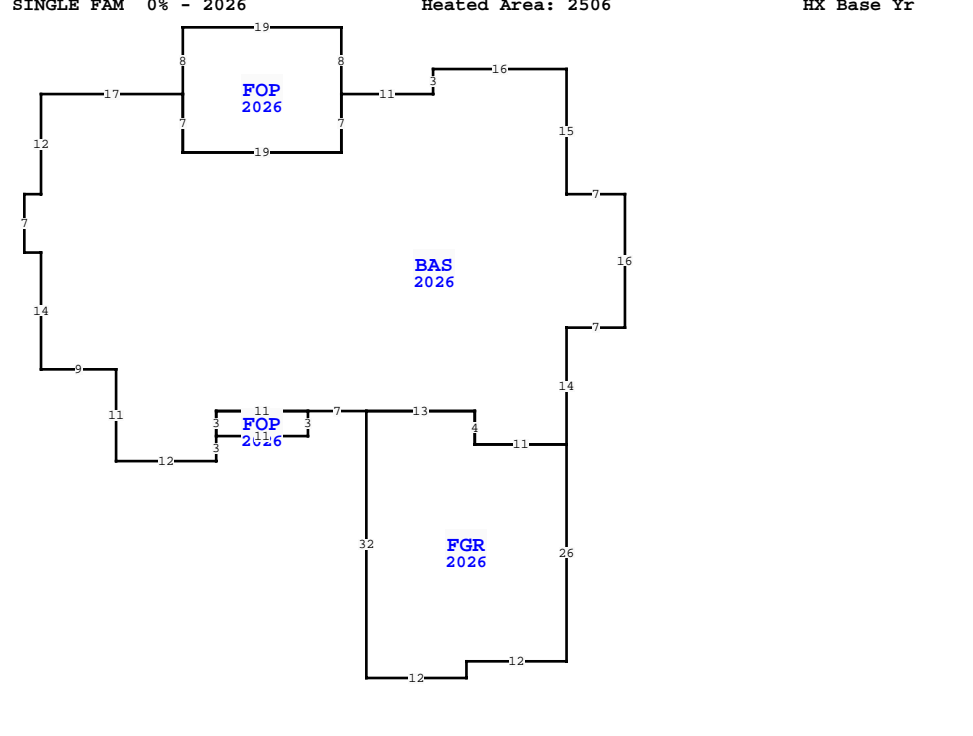


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	75
Exterior Wall	10	ABOVE AVG.	25
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,506	100	2026
FGR	700	55	2026
FOP	33	30	2026
FOP	285	30	2026
TOTALS	3,524		
		2,987	399,780

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
Heated Area: 2506						HX Base Yr						
												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	399,780			
TOTAL MARKET OB/XF VALUE	11,060			
TOTAL LAND VALUE - MARKET	43,750			
TOTAL MARKET VALUE	454,590			
SOH/AGL Deduction	7,450			
ASSESSED VALUE	447,140			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	447,140			
TOTAL JUST VALUE	454,590			
NCON VALUE	410,840			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	35,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050791	New Residential C	200,000	11/01/2024
000050627	Right-of-Way Acce		08/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2281	4/24/2026	WD Q	Q	I	01	778,000
GRANTOR: IC CONSTRUCTION, LLC						
GRANTEE: WILCOX ROGER P						
1504/2282	12/15/2023	WD Q	Q	V	01	46,000
GRANTOR: INESON DIENA M						
GRANTEE: IC CONSTRUCTION, LL						

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	0	0	0		3,160.00	UT	3.50			3.50	100	2026	2025	100	11,060	

BUILDING NOTES												
BAS=[YR=2026;ORIG=119,9] W16 S3 W11 S7 W19 N7 W17 S12 W2 S7 E2 S14 E9 S11 E12 N3 N3 E11 E7 E13 S4 E11 N14 E7 N16 W7 N15 \$ FGR=[YR=2026;ORIG=119,54] W11 N4 W13 S32 E12 N2 E12 N26 \$ FOP=[YR=2026;ORIG=92,4] W19 S8 S7 E19 N7 N8 \$ FOP=[YR=2026;ORIG=88,50] W11 S3 E11 N3 \$												

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	35,000.00	43,750.00	43,750								