

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	07 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,580	129.5756	147.72	381,118	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2014 Heated Area: 2177 HX Base Yr 2014												

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000		
2	0166	CONC, PAVMT	0	100	0	1,557.00	UT	3.00	3.00	100	2006	2006	3	100	4,671		
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000		
TOTALS													2,983		2,580	308,706	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								

REVIEW DATE 10/17/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			308,706
TOTAL MARKET OB/XF VALUE			7,671
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			351,377
SOH/AGL Deduction			119,920
ASSESSED VALUE			231,457
TOTAL EXEMPTION VALUE			61,411
BASE TAXABLE VALUE			170,046
TOTAL JUST VALUE			351,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050854	Roof Replacement	39,000	09/18/2024
23150	SFR	662	05/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/0893	10/22/2015	LE U	I	I	14	100
GRANTOR: JOY WILSON (LIFE ESTA)						
GRANTEE: MICHAEL E WILSON &						
1266/0467	11/14/2013	WD U	I	I	11	100
GRANTOR: NISHA SWEZY (SINGLE)						
GRANTEE: JOY WILSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 L3 U3 W6 FOP= W19 S8 E16 N5 R3 U3 S D3 L3 S5 W16 N12 W15 S35 E7 S12 R4 D4 E5 U4 R4 FOP= E7 N4 W7 S4\$ N4 E7 S5 E13 FGR= S14 E11 S2 E12 N29 W23 S13\$ N13 E21 N28\$.	