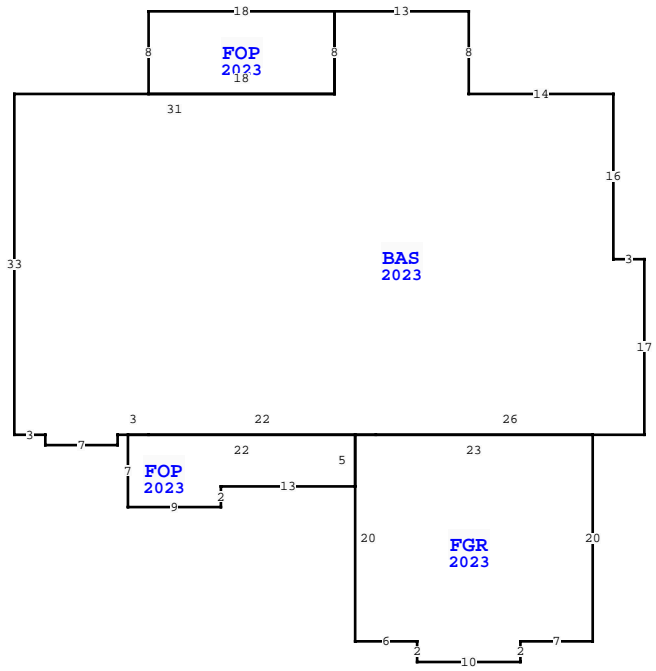


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	2,076	100	2023
FGR	480	55	2023
FOP	128	30	2023
FOP	144	30	2023
TOTALS	2,828		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,421	121.9680	136.60	330,709	2022	2022	0	0	0	3.00	97.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2076 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		320,788	
TOTAL MARKET OB/XF VALUE		2,520	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		358,308	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,308	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		358,308	
TOTAL JUST VALUE		358,308	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		361,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40766	SFR	0	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2647	11/19/2025	WD	Q	I	01	465,000
GRANTOR: DAWKINS WILLIAM THOMA						
GRANTEE: MORRIS CHARLES MICH						
1468/450	5/31/2022	WD	Q	I	01	465,000
GRANTOR: D & G PROPERTIES OF C						
GRANTEE: DAWKINS WILLIAM THO						

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		840.00	UT	3.00				3.00	2,520	

BLD DATE: LGL DATE: 04/14/2026 MLU
XF DATE: LAND DATE
INC DATE: AG DATE

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=100,20] W14 N8 W13 S8 W31 S33 E3 S1 E7 N1 E3 E22 E26 N17 W3 N16 \$													
FGR=[YR=2023;ORIG=98,53] W23 S20 E6 S2 E10 N2 E7 N20 \$													
FOP=[YR=2023;ORIG=55,12] E18 S8 W18 N8 \$													
FOP=[YR=2023;ORIG=75,53] W22 S7 E9 N2 E13 N5 \$													

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	1.00	35,000.00	35,000.00	35,000							