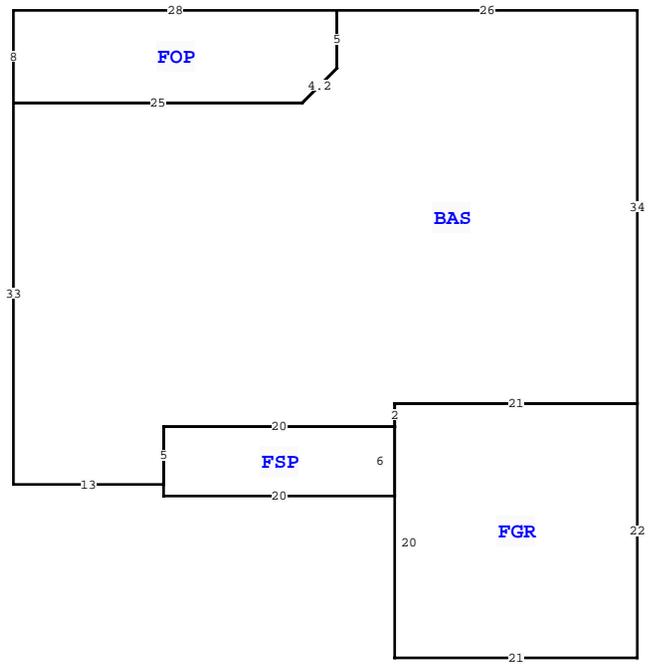


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPK 80				
Interior Floo	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR 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 06				
NEIGHBORHOOD/LOC	28316.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100		1,748	172,240
FGR	462	55		254	25,028
FOP	220	30		66	6,504
FSP	120	40		48	4,730
TOTALS	2,550			2,116	208,501

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%	- 2026								
Heated Area: 1748						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			208,501
TOTAL MARKET OB/XF VALUE			9,244
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			270,245
SOH/AGL Deduction			0
ASSESSED VALUE			270,245
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			218,834
TOTAL JUST VALUE			270,245
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13374	SFR	215	12/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2221	2/12/2025	WD Q	Q	I	01	370,000
GRANTOR: DARLEY VIVIAN JEAN						
GRANTEE: FREEMAN GEORGE OLI						
1136/1542	11/19/2007	WD U	U	I	08	125,000
GRANTOR: HOWARD A ROWE						
GRANTEE: VIVIAN JEAN DARLEY						

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	1.50	1.50	100	1998	1998	3	100	2,679	
2	0297	SHED CONCR	0	100	12	16	0	10.00	10.00	75	1998	1998	3	75	1,440	
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2007	2007	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	0	7.50	7.50	100	2007	2007	3	100	2,625	
5	0263	PRCH, USP	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	1,000	
6	0081	DECKING WI	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF												9,244												
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		00	0.00	0.00	2.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	52,500							

LAND DESCRIPTION																								
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		00	0.00	0.00	2.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	52,500							