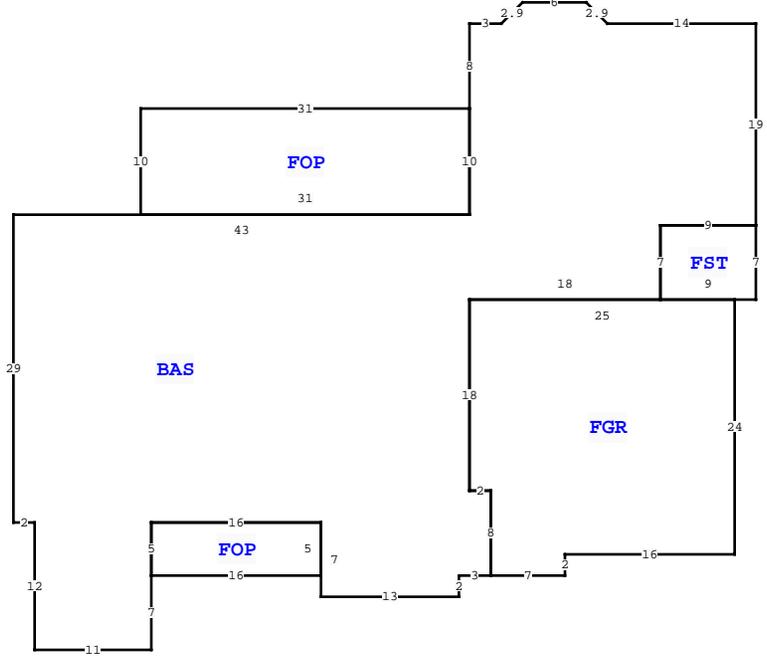


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	2,146	100	
FGR	602	55	
FHS	300	60	
FOP	80	30	
FOP	310	30	
FST	63	55	
TOTALS	3,501		

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%	2018		413,120	2002	2002	0	0	23.00	77.00	
Heated Area: 2446 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			318,102
TOTAL MARKET OB/XF VALUE			55,380
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			443,482
SOH/AGL Deduction			125,075
ASSESSED VALUE			318,407
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			266,996
TOTAL JUST VALUE			443,482
NCON VALUE			46,588
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053488	Swimming Pool and	119,000	06/30/2025
000049136	Roof Replacement	20,000	02/01/2024
20167	SFR	376	11/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1409/1254	4/07/2020	QC	U	I	11	100

GRANTOR: SHERRI FOREMAN
GRANTEE: HALFORD S II & JESS
1344/1149 9/15/2017 WD Q I 01 250,000
GRANTOR: BRIAN K & ROSARIO A N
GRANTEE: HALFORD S II & JESS

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	2003	2003	3	100	2,000		
2	0166	CONC, PAVMT	0	100	0	2,796.00	UT	2.00	2.00	100	2003	2003	3	100	5,592		
3	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200		
4	0281	POOL R/FIB	0	100	16	640.00	UT	65.00	65.00	100	2026	2025		98	40,768		
5	0166	CONC, PAVMT	0	100	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500		
6	0169	FENCE/WOOD	0	100	0	320.00	UT	13.50	13.50	100	2026	2025		100	4,320		
TOTALS													3,501		2,809	318,102	

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							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							