



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,454	110.1520	125.57	308,149	2003	2003	0	0	23.65	76.35	

1 SINGLE FAM 0% - 2022 Heated Area: 2060 HX Base Yr

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	2,060	100		2,060	197,498
FGR	491	55		270	25,886
FOP	178	30		53	5,081
FSP	178	40		71	6,807
TOTALS	2,907			2,454	235,272

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	1,336.00	UT	2.00	2.00	100	2003	2003	3	100	2,672	
2	0280	POOL R/CON	0	0	16	33	528.00	UT	70.00	70.00	100	2007	2007	3	54	19,958	
3	0282	POOL ENCL	0	0	27	40	1,080.00	UT	15.00	15.00	100	2007	2007	3	40	6,480	
4	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
5	0030	BARN, MT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2025	2024		100	7,500	

TOTAL OB/XF												
37,010												

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	0		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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,272
TOTAL MARKET OB/XF VALUE			37,010
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			342,282
SOH/AGL Deduction			0
ASSESSED VALUE			342,282
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			342,282
TOTAL JUST VALUE			342,282
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048666	Storage Building	9,022	11/15/2023
000041871	Roof Replacement	15,300	05/10/2021
25675	POOL ENCL	95	03/29/2007
25533	POOL	190	02/15/2007
20429	SFR	369	02/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/841	8/16/2021	WD Q	Q	I	05	343,000
GRANTOR: KING GARY B						
GRANTEE: HERNANDEZ RACHEL						
1028/1126	10/18/2004	WD Q	Q	V		20,500
GRANTOR: JOAN C & ELMER B BELL						
GRANTEE: GARY & JOYCE ANN LY						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W13 FSP= N6 W18 S8 D2 R2 E16 N4\$ S4 W16 L2 U2 N8 W13 S2 W15 S35 E2 FGR= S23 E22 N18 W3 N5 W19\$ E19 S5 E3 FOP= S5 E23 N2 W1 N6 W22 S3\$ N3 E22 S6 E13 N39\$.												