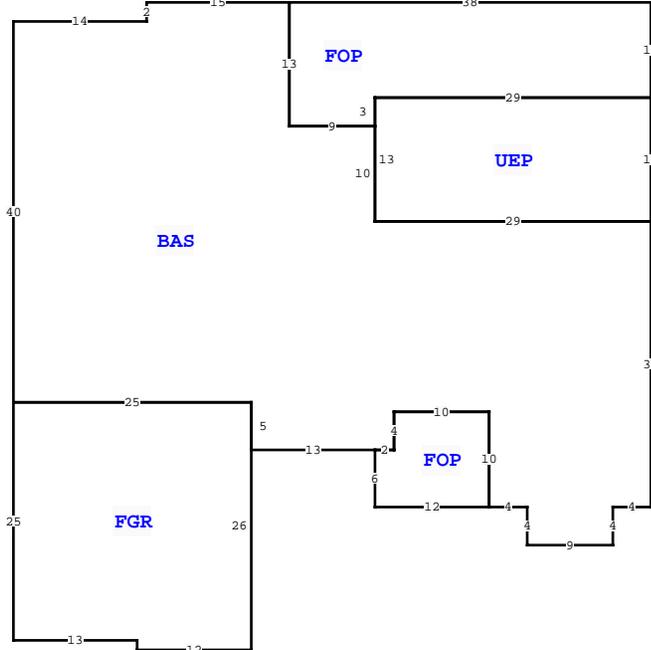




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating 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	07	07	
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	2,310	100	
FGR	637	55	
FOP	112	30	
FOP	407	30	
UEP	377	60	
TOTALS	3,843		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,042	124.4122	141.83	431,447	2004	2010	0	0	16.13	83.87
1 SINGLE FAM 100% - 2023 Heated Area: 2310 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			361,855
TOTAL MARKET OB/XF VALUE			17,000
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			431,355
SOH/AGL Deduction			81,762
ASSESSED VALUE			349,593
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			298,182
TOTAL JUST VALUE			431,355
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22072	SFR	655	07/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2573	8/21/2024	LE	U	I	14	100
GRANTOR: THOMAS FREDERICK (ENH)						
GRANTEE: HATCHETT CINDY LEE						
1467/1376	5/24/2022	WD	U	I	11	100
GRANTOR: LITTLE LINDA K CAUSEY						
GRANTEE: THOMAS FREDERICK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2004
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2004
3	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2007
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2007
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2007
6	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2017
7	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												17,000												
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-1	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-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W15 S2 W14 S40 E25 S5 E13 E2 N4 E10 S10 E4 S4 E9 N4 E4 N30 W29 N10 W9 N13 \$											
FGR=[ORIG=-29,42] S25 E13 S1 E12 N26 W25 \$											
FOP=[ORIG=38,10] N10 W38 S13 E9 N3 E29 \$											
UEP=[ORIG=38,23] N13 W29 S13 E29 \$											
FOP=[ORIG=9,47] S6 E12 N10 W10 S4 W2 \$											