



ELEMENT		CD	CONSTRUCTION		
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			2.5	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	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	02	
NEIGHBORHOOD/LOC	28417.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2024	2,448	309,236
FCP	640	25	2025	160	20,212
FGR	498	55	2024	274	34,613
FOP	177	30	2024	53	6,695
FOP	397	30	2024	119	15,032
TOTALS	4,160			3,054	385,788

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%	- 2024								
					Heated Area: 2448						
						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		385,788	
TOTAL MARKET OB/XF VALUE		5,100	
TOTAL LAND VALUE - MARKET		92,000	
TOTAL MARKET VALUE		482,888	
SOH/AGL Deduction		176,119	
ASSESSED VALUE		306,769	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		255,358	
TOTAL JUST VALUE		482,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048950	Additions	43,500	01/04/2024
000046289	New Residential C	499,000	01/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2024;ORIG=90,-40] S21 E2 S38 E16 N4 E6 E19 S6 E2 E15 N38 W14 W1 S3 W13 N9 W13 U3L3 N10 N4 W16 \$</p> <p>FGR=[YR=2024;ORIG=92,19] S21 E5 S1 E12 N1 E5 N16 N9 W6 S4 W16 \$</p> <p>FOP=[YR=2024;ORIG=106,-36] S10 D3R3 E13 S9 E13 N3 E1 N11 W14 N8 W16 \$</p> <p>FOP=[YR=2024;ORIG=114,15] S9 E21 N3 W2 N6 W19 \$</p> <p>FCP=[YR=2025;ORIG=84,-3] W24 S24 E32 N8 W8 N16 \$</p>	

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	0296	SHED METAL	0	100	18	25			9.00	100	2025	2024		100	4,050	
2	0251	LEAN TO W/	0	100	12	25			3.50	100	2025	2024		100	1,050	

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			0.00	0.00	9.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	92,000							