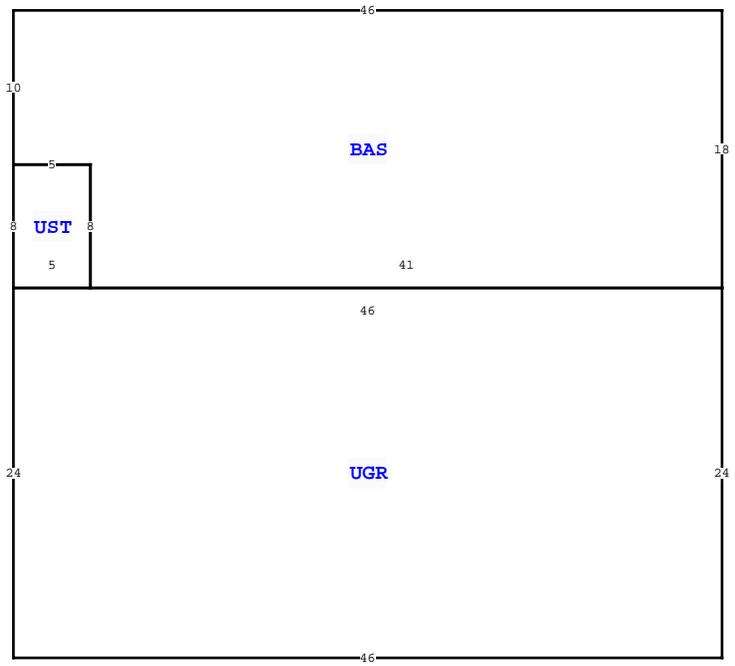


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	788	100	
UGR	1,104	45	
UST	40	45	
TOTALS	1,932		

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%	- 2022									Heated Area: 788	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			192,590
TOTAL MARKET OB/XF VALUE			19,882
TOTAL LAND VALUE - MARKET			130,630
TOTAL MARKET VALUE			287,809
SOH/AGL Deduction			110,825
ASSESSED VALUE			176,984
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			125,573
TOTAL JUST VALUE			343,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041884	New Residential C	125,000	05/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1523	11/30/2021	WD	U	I	11	100
GRANTOR: BURCH ANGELA J						
GRANTEE: PHELPS JOCK R						
1449/507	10/01/2021	WD	Q	I	01	279,000
GRANTOR: BURCH ANGELA J						
GRANTEE: PHELPS JOCK R						

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		816.00	UT	2.00				1,632				
2	0169	FENCE/WOOD	0	100	0	0	0		1.00	UT	15,000.00	15,000.00	75	2018	2018	3	75	11,250	
3	9945	Well/Sept	0	100	0	0	0		1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.60	45,000.00	72,000.00	72,000							
2	5200	A	CROPLAND 2	100					9.02	AC		1.00	1.00	1.00	370.00	370.00	3,337							
3	9910	M	MKT. VAL. AG	100					9.02	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,630							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= N18 W46 S10 UST= S8 E5 N8 W5\$ E5 S8 E41\$ UGR= W46 S24 E46 N24\$.	

REVIEW DATE 12/28/2023 BY ks																								
Total Acres: 19.04					Total Land Value: 75,337					Market: 58,630					Agricultural: 3,337					Common: 72,000				