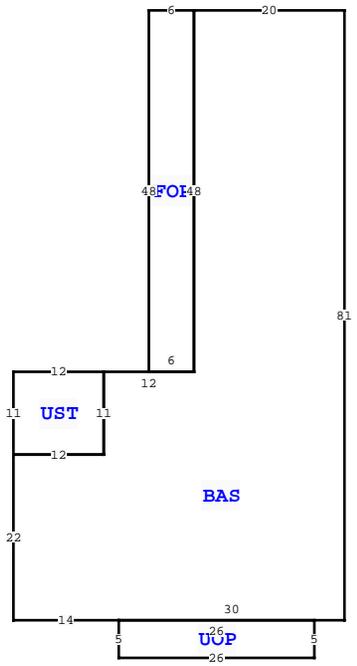


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 70	
Roof Cover	12	MODULAR MT 30	
Interior Wall	04	PLYWOOD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectual Units	05	CONV 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FOP	288	30	
UOP	130	20	
UST	132	45	
TOTALS	2,830		

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%	- 2019	73.63	180,467	1940	1940	0	0	35.00	65.00
				Heated Area: 2280			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,185	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		52,800	
TOTAL MARKET VALUE		193,685	
SOH/AGL Deduction		77,229	
ASSESSED VALUE		116,456	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		65,045	
TOTAL JUST VALUE		193,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1360	10/25/2018	WD	Q	I	01	120,000
GRANTOR: KNUDSEN, MERSHON & RA						
GRANTEE: OTIS L ODOM						
1328/2019	1/09/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GRACE)						
GRANTEE: KNUDSEN, MERSHON &						

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	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	600	
2	0166	CONC, PAVMT	0	100	70	48	1.00	UT	0.00	100	0	0	3	100	800	
3	0040	BARN, POLE	0	100	26	38	1.00	UT	0.00	100	2010	2010	3	100	300	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	28.00	AC		1.00	1.00	0.40	4,000.00	1,600.00	44,800							
3	2501	C	SR-SHP/SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

