

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	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	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,600	100	2026
FCP	576	25	2026
FOP	312	30	2026
FOP	492	30	2026
TOTALS	3,980		
		2,986	362,202

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%	- 2026								
Heated Area: 2600						HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		362,202	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		374,830	
SOH/AGL Deduction		0	
ASSESSED VALUE		374,830	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		323,419	
TOTAL JUST VALUE		444,202	
NCON VALUE		364,202	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051791	New Residential C	350,000	12/12/2024
000051520	Right-of-Way Acce		11/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2613	11/06/2024	WD	U	V	11	100
GRANTOR: HARRIS CALEB A						
GRANTEE: HARRIS CALEB A						
1495/2118	3/10/2023	QC	U	V	11	100
GRANTOR: HARRIS CHRISTOPHER A						
GRANTEE: HARRIS CALEB A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	400.00	UT	5.00	5.00	100	2026

TOTAL OB/XF											
2,000											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C SFR	100					1.00	AC		1.00
2	5500	A TIMBER 2	0					5.60	AC		1.00
3	5910	A SWAMP/CYPRES	100					3.40	AC		1.00
4	9910	M MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00

BUILDING NOTES											
BAS=[YR=2026;ORIG=46,24] E65 S40 W65 N40 \$											
FCP=[YR=2026;ORIG=87,0] E24 S24 W24 N24 \$											
FOP=[YR=2026;ORIG=46,12] E41 S12 W41 N12 \$											
POP=[YR=2026;ORIG=65,64] E39 S8 W39 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=46,24] E65 S40 W65 N40 \$											
FCP=[YR=2026;ORIG=87,0] E24 S24 W24 N24 \$											
FOP=[YR=2026;ORIG=46,12] E41 S12 W41 N12 \$											
POP=[YR=2026;ORIG=65,64] E39 S8 W39 N8 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100					1.00	AC	1.00
2	5500	A	TIMBER 2	0					5.60	AC	1.00
3	5910	A	SWAMP/CYPRES	100					3.40	AC	1.00
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC	1.00