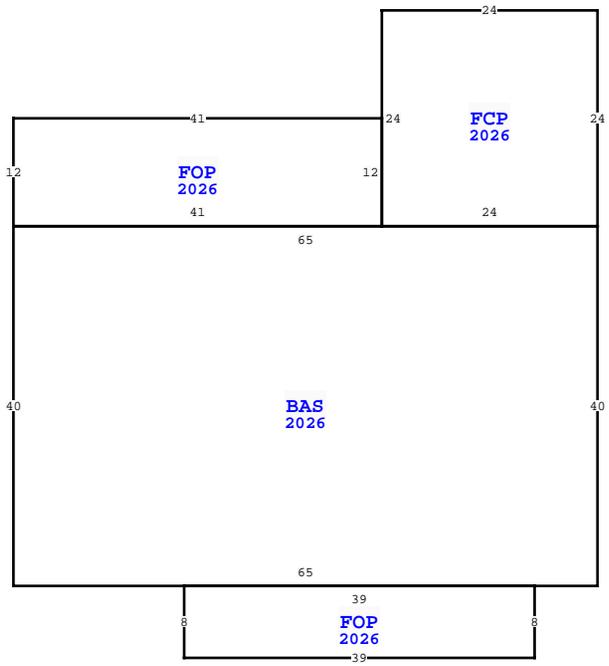


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2026	2,600	320,996
FCP	576	25	2026	144	17,778
FOP	312	30	2026	94	11,605
FOP	492	30	2026	148	18,272
TOTALS	3,980			2,986	368,652

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	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	

LAND DESCRIPTION																								
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					1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0					5.60	AC		1.00	1.00	1.00	445.00	445.00	2,492							
3	5910	A	SWAMP/CYPRES	100					3.40	AC		1.00	1.00	1.00	40.00	40.00	136							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		368,652	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		379,780	
SOH/AGL Deduction		0	
ASSESSED VALUE		379,780	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		328,369	
TOTAL JUST VALUE		435,652	
NCON VALUE		370,652	
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						

BUILDING NOTES	

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 \$	

TOTAL OB/XF 2,000																								
1	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5500	A	TIMBER 2	0					5.60	AC		1.00	1.00	1.00	445.00	445.00	2,492							
3	5910	A	SWAMP/CYPRES	100					3.40	AC		1.00	1.00	1.00	40.00	40.00	136							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500							