



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	01 MINIMUM 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	3 100				
Bathrooms	0 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
Kitchen Adjus	01 01 100				
Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	28317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	674
BAS	70	100		70	1,310
BAS	168	100		168	3,143
BAS	968	100		968	18,112
UOP	40	20		8	150
UOP	56	20		11	206
TOTALS	1,338			1,261	23,594

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLF FAM	0%	- 2024		42,899	1940	1940	10	0	35.00	55.00	

Heated Area: 1242 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			23,594
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			3,492
TOTAL MARKET VALUE			27,086
SOH/AGL Deduction			0
ASSESSED VALUE			27,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			27,086
TOTAL JUST VALUE			27,086
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			27,086
BLDG: 2:1: HERI MH			
XFOB: 1:1: HERI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/983	1/23/2023	TD	U	I	18	7,800
GRANTOR: CLERK OF COURT (WATKI)						
GRANTEE: FLORIDA HOLDINGS TR						
1308/2669	2/02/2016	WD	U	I	11	100
GRANTOR: B & B RENTALS INC						
GRANTEE: PAULINE WATKINS						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 BAS= W7 S24 E7 N24\$ S28 E4 BAS= S4 E9 N4 W9\$ E27 UOP= E5 UOP= E7 N8 W7 S8\$ N8 W5 S8\$ N8 E5 BAS= E7 N10 W7 S10\$ N20\$.

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	0		*RSF-	305.00	100.00	5,250.00	SF		1.00	1.00	0.67	0.50	0.33	1,746							
2	0100	C	SFR	0		*RSF-	3 0.00	0.00	5,250.00	SF		1.00	1.00	0.67	0.50	0.33	1,746							