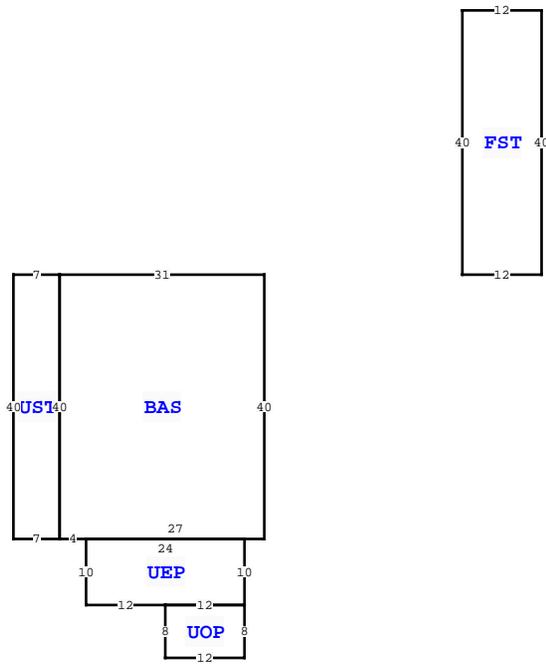


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,240	100	
FST	480	55	
UEP	240	60	
UOP	96	20	
UST	280	45	
TOTALS	2,336		1,793 65,308

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,793	79.8798	91.06	163,271	1975	1975	0	0	25	35.00	40.00
1 SINGLE FAM			100% - 2026	Heated Area: 1240			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		96,065	
TOTAL MARKET OB/XF VALUE		21,350	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		193,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		193,915	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		137,504	
TOTAL JUST VALUE		193,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051554	Electrical Servic	0	11/19/2024
41172	ELECTRICAL		01/19/2021
7508	M H	40	08/20/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2414	4/29/2022	WD	Q	I	01	155,000
GRANTOR: MIHAN CHRISTOPHER						
GRANTEE: HOWARD THOMAS						
1340/1080	7/06/2017	WD	Q	I	01	80,000
GRANTOR: JOSEPH A CHATMAN SR						
GRANTEE: CHRISTOPHER MIHAN &						

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	0021	BARN,FR AE	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500
2	0011	BARN,BLK A	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	250
4	0020	BARN,FR	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	500
5	9947	Septic	0	100	0	0	0	5.00	UT 3,000.00	3,000.00	100			3	100	15,000
6	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	250
7	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	250
8	0294	SHED WOOD/	0	100	0	0	0	2.00	UT 50.00	50.00	100	1993	1993	3	100	100
9	0255	MBL HOME S	0	100	0	0	0	6.00	UT 500.00	500.00	100	1993	1993	3	100	3,000
10	0255	MBL HOME S	0	100	0	0	0	2.00	UT 500.00	500.00	100	2002	2002	3	100	1,000

TOTAL OB/XF										21,350														
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-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
3	0700	C	MISC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W31 S40 E4 E27 N40 \$	
FST=[ORIG=30,0] E12 N40 W12 S40 \$	
UST=[ORIG=-31,0] W7 S40 E7 N40 \$	
UEP=[ORIG=-27,40] S10 E12 E12 N10 W24 \$	
UOP=[ORIG=-15,50] S8 E12 N8 W12 \$.	

LAND DESCRIPTION		TOTAL OB/XF 21,350																						
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-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	0200	C	MBL HM	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
3	0700	C	MISC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							







