



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 240,000 TOTAL MARKET VALUE 240,000 SOH/AGL Deduction 0 ASSESSED VALUE 240,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 240,000 TOTAL JUST VALUE 240,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1555/1262</td> <td>12/02/2025</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>1,200,000</td> </tr> </tbody> </table> GRANTOR: PREFERRED DIRT SOURCE GRANTEE: PINNACLE MATERIALS, 1458/954 2/01/2022 WD U V 37 496,700 GRANTOR: GOETZMAN TIM AND DIAN GRANTEE: PREFERRED DIRT SOUR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1555/1262	12/02/2025	WD	Q	I	05	1,200,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1555/1262	12/02/2025	WD	Q	I	05	1,200,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					03/10/2022 MLU																							
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																										
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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	9900	C	AC NON-AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000																										
																	TOTAL OB/XF 0																										
REVIEW DATE 03/12/2026 BY TP Total Acres: 40.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 04/08/2026 BY SYS																																											