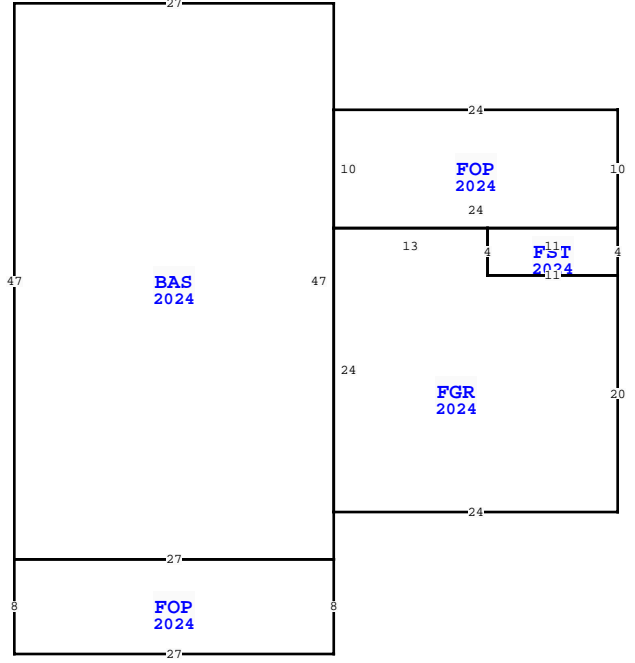


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,269	100	2024
FGR	532	55	2024
FOP	216	30	2024
FOP	240	30	2024
FST	44	55	2024
TOTALS	2,301		

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SINGLE FAM	0%	- 2026									Heated Area: 1269			HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			230,351
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			291,551
SOH/AGL Deduction			0
ASSESSED VALUE			291,551
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,551
TOTAL JUST VALUE			291,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,901
LAND:1:1: 5.09 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054318	Right-of-Way Acce		10/24/2025
000045178	New Residential C	200,000	08/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2149	9/15/2025	WD Q		I	01	375,000
GRANTOR: HART DALLAS						
GRANTEE: FLINT STEVEN WAYNE						
1532/1678	1/31/2025	LE U		I	14	100
GRANTOR: HART DALLS						
GRANTEE: KEEN RAYMOND AND DA						

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	0	0	0		3.00	100	2024	2023		100	1,200	

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=16,15] E27 S47 W27 N47 \$														
FGR=[YR=2024;ORIG=56,34] W13 S24 E24 N20 W11 N4 \$														
FOP=[YR=2024;ORIG=67,24] W24 S10 E24 N10 \$														
FOP=[YR=2024;ORIG=16,62] E27 S8 W27 N8 \$														
FST=[YR=2024;ORIG=56,34] E11 S4 W11 N4 \$														

TOTAL OB/XF														
1,200														