



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 252,660 TOTAL MARKET VALUE 18,739 SOH/AGL Deduction 0 ASSESSED VALUE 18,739 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,739 TOTAL JUST VALUE 252,660 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 168,440											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1263/0188 9/27/2013 PR U V 30 100 GRANTOR: NATHANIEL TYRONE WATS GRANTEE: JOHN MCFADDEN 0838/0412 4/11/1997 PR Q V 03 0 GRANTOR: ALVIN WATSON AS PR GRANTEE: NATHANIEL WATSON											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA 02																					
NEIGHBORHOOD/LOC										30416.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE 05/07/2026 MLU											
EXTRA FEATURES										XF DATE										LAND DATE											
										INC DATE										AG DATE											
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														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	42.11	AC		1.00	1.00	1.00	445.00	445.00	18,739														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	42.11	AC		1.00	1.00	1.00	6,000.00	6,000.00	252,660														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 42.11 Total Land Value: 18,739 Market: 252,660 Agricultural: 18,739 Common: 0 PRINTED 06/22/2026 BY SYS																															