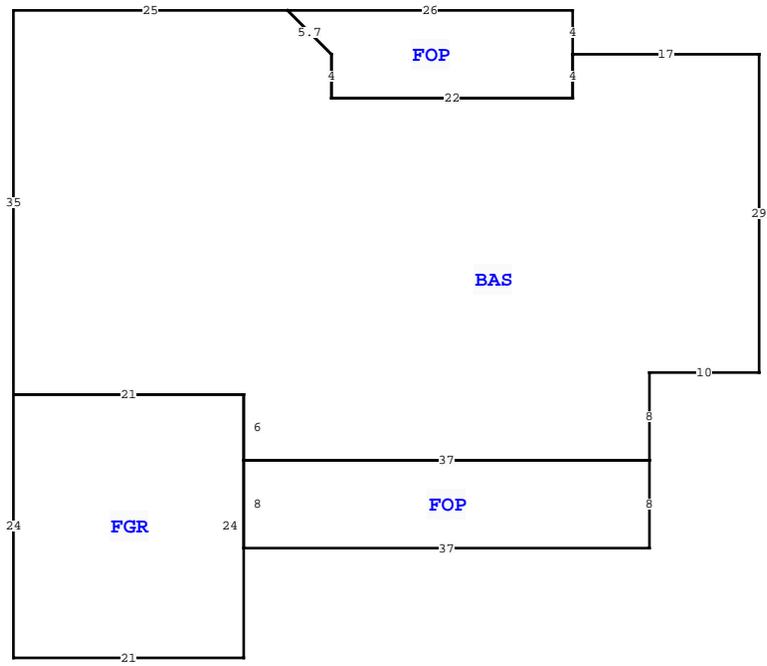


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,751	118.9524	135.61	373,063	2005	2005	0	0	10	20.00	70.00
1 SINGLE FAM 100% - 2026 Heated Area: 2330 HX Base Yr 2026												



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	30417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100		2,330	221,180
FGR	504	55		277	26,295
FOP	184	30		55	5,221
FOP	296	30		89	8,448
TOTALS	3,314			2,751	261,144

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	261,144			
TOTAL MARKET OB/XF VALUE	55,235			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	351,379			
SOH/AGL Deduction	55,307			
ASSESSED VALUE	296,072			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	244,661			
TOTAL JUST VALUE	351,379			
NCON VALUE	50,829			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	316,070			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054619	Storage Building	16,273	12/03/2025
000053912	Screen Enclosure	28,483	08/26/2025
000053813	Swimming Pool and	86,091	08/11/2025
000052952	Roof Replacement	18,000	04/28/2025
25445	POOL	130	01/22/2007
23311	SFR	718	06/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/57	5/23/2025	LE	U	I	14	100
GRANTOR: KETCHER LINDA ANN (EN)						
GRANTEE: BAGGOTT ALYSIA LYNN						
1541/55	5/23/2025	WD	Q	I	01	475,000
GRANTOR: KEY JENNIFER R						
GRANTEE: KETCHER LINDA ANN						

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	100	0	2,203.00	UT	2.00	2.00	100	2005	2005	3	100	4,406	
4	0281	POOL R/FIB	0	100	15	510.00	UT	65.00	65.00	100	2026	2025		98	32,487	
5	0282	POOL ENCL	0	100	24	1,152.00	UT	15.00	15.00	100	2026	2025		95	16,416	
6	0080	DECKING	0	100	0	642.00	UT	3.00	3.00	100	2026	2025		100	1,926	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W17 FOP= N4 W26 D4 R4 S4 E22 N4\$ S4 W22 N4 L4 U4 W25 S35 FGR= S24 E21 N24 W21\$ E21 S6 FOP= S8 E37 N8 W37\$ E37 N8 E10 N29\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								