

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,464	100	
TOTALS	2,464		2,464 209,745

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	SINGLE FAM	100%	2025		322,685	1996	1996	0	0	35.00	65.00	Heated Area: 2464 HX Base Yr 2025													
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		209,745	
TOTAL MARKET OB/XF VALUE		8,116	
TOTAL LAND VALUE - MARKET		111,650	
TOTAL MARKET VALUE		329,511	
SOH/AGL Deduction		6,739	
ASSESSED VALUE		322,772	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		271,361	
TOTAL JUST VALUE		329,511	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044694	Roof Replacement	10,500	06/16/2022
11095	SFR	330	04/30/1996
10934	M H	125	03/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1873	8/16/2024	WD	Q	I	01	380,000
GRANTOR: JANSEN RICHARD J						
GRANTEE: WATTS DANIEL EUGENE						
1469/99	5/16/2022	WD	Q	I	01	349,900
GRANTOR: HARMON GARY A						
GRANTEE: JANSEN RICHARD J						

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	0040	BARN, POLE	0	100	24	24		1.00	UT 0.00	100	1996	1996	3	100	1,800	
2	0296	SHED METAL	0	100	12	24		288.00	UT 7.00	100	2001	2001	3	100	2,016	
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1996	1996	3	100	1,200	
4	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	100	
7	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2008	2008	3	100	300	
8	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	400	
9	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	1,000	
10	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	400	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,650							

REVIEW DATE 03/18/2026 BY ks																								
Total Acres: 10.15					Total Land Value: 111,650					Market: 0					Agricultural: 0					Common: 111,650				
PRINTED 06/16/2026 BY SYS																								