

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	1,944	100	
FOP	360	30	
TOTALS	2,592		

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%	- 2020								
Heated Area: 2232						HX Base Yr 2020					

BAS

FOP

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			237,241
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			96,140
TOTAL MARKET VALUE			263,999
SOH/AGL Deduction			58,517
ASSESSED VALUE			205,482
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			154,071
TOTAL JUST VALUE			346,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042328	Mobile Home		07/14/2021
21927	SFR	568	06/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1671	4/12/2019	WD	Q	I	01	224,900

GRANTOR: EDWARD ALLEN KIRBY  
 GRANTEE: AARON & TRISHA MONT  
 1210/2030 2/28/2011 WD U I 30 100  
 GRANTOR: OTIS CARROLL KIRBY  
 GRANTEE: EDWARD ALLEN KIRBY

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0060	CARPORT F	0	100	20	24	UT	5.00	5.00	100	2008
2	0060	CARPORT F	0	100	20	24	UT	5.00	5.00	100	2008
3	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2019
4	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100	2023
5	0294	SHED WOOD/	0	100	0	0	UT	3,600.00	3,600.00	100	2023

TOTAL OB/XF												13,200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC					
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.12	AC					
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.12	AC					

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE						04/07/2025 MLU					

BUILDING DIMENSIONS											
BAS= W54 S36 FOP= S12 E30 N12 W30\$ E30 BAS= S12 E24 N12 W24\$ E24 N36\$.											

LAND DESCRIPTION												TOTAL OB/XF				13,200			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC									
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.12	AC									
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.12	AC									