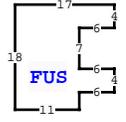
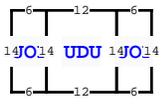
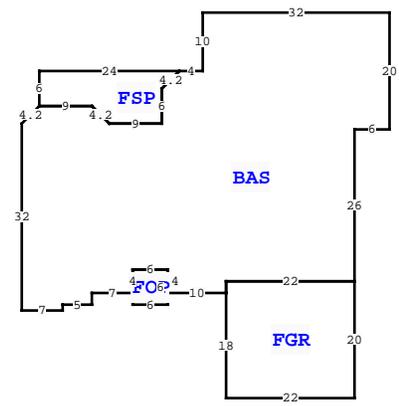
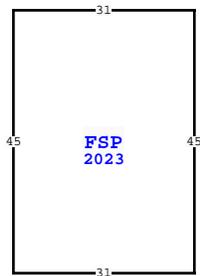




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	08	08	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,325	100	
FGR	440	55	
FOP	36	30	
FSP	162	40	
FSP	1,395	40	2023
FUS	246	100	
UDU	168	55	
UOP	84	20	
UOP	84	20	
TOTALS	4,940		

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%	- 2008		158.56	566,535	2000	2000	0	0	25.00	75.00
					Heated Area: 2571					HX Base Yr 2008		



BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		424,901	
TOTAL MARKET OB/XF VALUE		56,365	
TOTAL LAND VALUE - MARKET		48,760	
TOTAL MARKET VALUE		530,026	
SOH/AGL Deduction		147,404	
ASSESSED VALUE		382,622	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		331,211	
TOTAL JUST VALUE		530,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		530,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045302	Remodel	4,000	08/26/2022
000043741	Screen Enclosure	16,000	02/18/2022
000043205	Roof Replacement	31,880	11/18/2021
000043126	Solar Power Syste	98,207	11/08/2021
000042593	Swimming Pool and	55,000	08/20/2021
000040809	Remodel	14,674	06/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/0728	6/15/2007	WD	Q	I		360,000
GRANTOR: PATRICK M & KIM GARMA						
GRANTEE: JUSTIN RIX						
1018/2215	6/18/2004	WD	Q	I		237,000
GRANTOR: RICKY & ROMONA BUXTON						
GRANTEE: PATRICK M & KIM GAR						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,282.00	UT	2.00	2.00	100	2000	2000	3	100	2,564	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0280	POOL R/CON	0	100	15	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	
5	0282	POOL ENCL	0	100	31	1,798.00	UT	15.00	15.00	100	2023	2022		80	21,576	

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		00	0.00	0.00	2.12	AC		1.00	1.00	1.00	23,000.00	23,000.00	48,760							

BUILDING NOTES									
BAS=[ORIG=0,0] W32 S10 W4 D3L3 S6 W9 U3L3 W9 D3L3 S32 E7 N1 E5 N2 E7 N4 E6 S4 E10 N2 E22 N26 E6 N20 \$									
FGR=[ORIG=-28,48] S18 E22 N20 W22 S2 \$									
FUS=[ORIG=15,0] S18 E11 N3 E6 N4 W6 N7 E6 N4 W17 \$									
UDU=[ORIG=6,-24] E12 S14 W12 N14 \$									
FSP=[ORIG=-36,10] W24 S6 E9 D3R3 E9 N6 U3R3 \$									
UOP=[ORIG=0,-10] N14 E6 S14 W6 \$									
UOP=[ORIG=18,-24] E6 S14 W6 N14 \$									
POP=[ORIG=-44,48] S2 E6 N6 W6 S4 \$									
PTR=[ORIG=0,0] E15 W15 \$									
PTR=[ORIG=0,0] N10 S10 \$									
FSP=[YR=2023;ORIG=-122,-17] E31 S45 W31 N45 \$									