



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	07	07	
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	2,049	100	
FGR	420	55	
FOP	64	30	
FSP	216	40	
TOTALS	2,749		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,385	124.4727	141.90	338,432	2003	2003	0	0	22.00	78.00

1 SINGLE FAM 0% - 2026 Heated Area: 2049 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		263,977	
TOTAL MARKET OB/XF VALUE		23,576	
TOTAL LAND VALUE - MARKET		78,760	
TOTAL MARKET VALUE		366,313	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,313	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		366,313	
TOTAL JUST VALUE		366,313	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		366,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21676	POOL	185,000,351	04/01/2004
20037	SFR	351	10/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/355	5/28/2025	CT	U	I	18	229,000

GRANTOR: KAMINSKAS DEBORAH G
GRANTEE: GARRETT KATHRYN
1000/1409 11/17/2003 WD Q I 183,000
GRANTOR: JOSHUA & DONNA KAY LY
GRANTEE: RAMUTIS F & DEBORAH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003
2	0166	CONC, PAVMT	0	0	0	633.00	UT	2.00	2.00	100	2003
3	0294	SHED WOOD/	0	0	8	80.00	UT	7.50	7.50	100	2003
4	0280	POOL R/CON	0	0	16	416.00	UT	70.00	70.00	100	2004
5	0282	POOL ENCL	0	0	24	1,248.00	UT	15.00	15.00	100	2004
6	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2013

TOTAL OB/XF												23,576			
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	0		00	0.00	0.00	3.58	AC	1.00				

BUILDING NOTES											
BLD DATE: 04/21/2022 MLU											

BUILDING DIMENSIONS											
BAS= W16 FSP= W18 S12 E18 N12\$ S12 W18 N3 W33 S15 FGR= S20 E21 N20 W21\$ E21 S22 E11 FOP= S4 E9 N4 W1 N4 W7 S4 W1\$ E1 N4 E7 S4 E12 N2 E15 N44\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	3.58	AC	1.00	1.00	1.00	22,000.00	22,000.00	78,760							