

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,730	100	
FGR	558	55	
FOP	84	30	
FOP	228	30	
FUS	878	100	
TOTALS	3,478		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 2608	
												HX Base Yr	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/21/2022			MLU							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		279,535	
TOTAL MARKET OB/XF VALUE		6,780	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		375,415	
SOH/AGL Deduction		0	
ASSESSED VALUE		375,415	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		375,415	
TOTAL JUST VALUE		375,415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,529	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052784	Roof Replacement	22,400	04/01/2025
11253	SFR	435	06/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1864	6/12/2025	WD	U	I	41	495,000
GRANTOR: MILLS JONATHAN LLC						
GRANTEE: GODA NORMAN JW						
1531/2200	1/22/2025	WD	Q	I	01	228,000
GRANTOR: MANSFIELD THOMAS DYER						
GRANTEE: MILLS JONATHAN LLC						

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	0294	SHED WOOD/	0	0	6	10	60.00	UT	7.50	7.50	100	1997	1997	3	100	450	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1997	1997	3	100	600	
3	0040	BARN, POLE	0	0	12	16	192.00	UT	2.50	2.50	100	1997	1997	3	100	480	
4	0040	BARN, POLE	0	0	20	30	600.00	UT	2.50	2.50	100	1997	1997	3	100	1,500	
5	0252	LEAN-TO W/	0	0	10	30	300.00	UT	2.00	2.00	100	1993	1993	3	100	600	
6	0252	LEAN-TO W/	0	0	10	20	200.00	UT	2.00	2.00	100	1993	1993	3	100	400	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
8	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025	3	100	2,000	
TOTALS																6,780	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W22 U3L3 W6 W3 S3 W29 S32 E16 E26 N10 E9 N9 E12 N13 \$													
FUS=[ORIG=0,-30] N25 W13 S16 W16 N16 W13 S25 E7 S7 E4 N7 E8 S7 E4 N7 E8 S7 E4 N7 E7 \$													
FGR=[ORIG=-12,22] S12 E21 N34 W9 S13 W12 S9 \$													
FOP=[ORIG=-34,-3] N9 W19 S12 E19 N3 \$													
FOP=[ORIG=-47,32] S7 E12 N7 W12 \$													

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	0		00	0.00	0.00	5.40	AC		1.00	1.00	0.75	22,000.00	16,500.00	89,100							