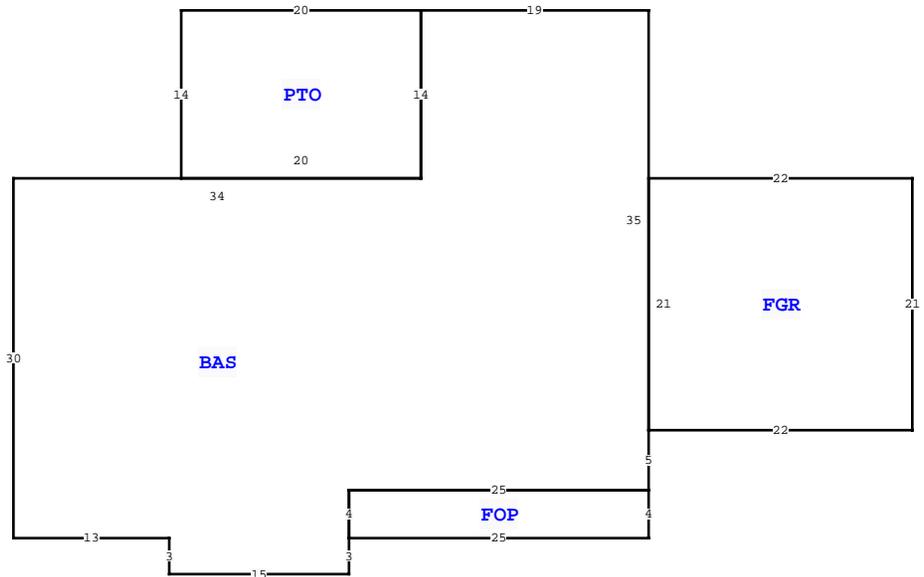


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 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
BAS	1,801	100
FGR	462	55
FOP	100	30
PTO	280	5
TOTALS	2,643	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2026		306,706	1995	2000	0	0	25.00	75.00
Heated Area: 1801 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	230,030		
TOTAL MARKET OB/XF VALUE	15,312		
TOTAL LAND VALUE - MARKET	32,340		
TOTAL MARKET VALUE	277,682		
SOH/AGL Deduction	80,583		
ASSESSED VALUE	197,099		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	145,688		
TOTAL JUST VALUE	277,682		
NCON VALUE	11,250		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	266,414		
SALE:2:1: LOT 80 SANTA FE RIVER PLANTATIONS			
SALE:1:1: LOT 80 SANTE FE RIVER PLANTATIONS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054278	Electrical Servic		10/20/2025
000052616	Storage Building	10,700	03/17/2025
31038	MAINT/ALTR	50	05/15/2013
9424	SFR	285	03/08/1995
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1532/2798	2/10/2025	WD Q	I 01
GRANTOR: LYNCH RENEE MCKENZIE			
GRANTEE: REILAND THOMAS R			
1257/2552	7/11/2013	WD Q	I 01
GRANTOR: GARY L & SHARON L MEE			
GRANTEE: RENEE MCKENZIE (SIN			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W19 PTO= W20 S14 E20 N14\$ S14 W34 S30 E13 S3 E15 N3FOP= E25 N4 W25 S4\$ N4 E25 N5FGR= E22 N21 W22 S21\$ N35\$.			

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	0166	CONC, PAVMT	0	100	0	708.00	UT	1.50	1.50	100	0	0	3	100	1,062	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0030	BARN, MT	0	100	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
6	0251	LEAN TO W/	0	100	0	1.00	UT	2,250.00	2,250.00	100	2026	2025		100	2,250	
TOTALS															230,030	

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	1.47	AC		1.00	1.00	1.00	22,000.00	22,000.00	32,340							