

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	70
Interior Floo	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	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	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								
Heated Area: 1801						HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	225,999			
TOTAL MARKET OB/XF VALUE	15,312			
TOTAL LAND VALUE - MARKET	32,340			
TOTAL MARKET VALUE	273,651			
SOH/AGL Deduction	79,414			
ASSESSED VALUE	194,237			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	142,826			
TOTAL JUST VALUE	273,651			
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 / RSN CD	SALE PRICE
1532/2798	2/10/2025	WD Q	I 01	375,000
GRANTOR: LYNCH RENEE MCKENZIE				
GRANTEE: REILAND THOMAS R				
1257/2552	7/11/2013	WD Q	I 01	155,000
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	0	UT	1.50	1.50	100	0	0	3	100	1,062	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0030	BARN, MT	0	100	0	0	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
6	0251	LEAN TO W/	0	100	0	0	UT	2,250.00	2,250.00	100	2026	2025		100	2,250	
TOTALS															15,312	

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							