



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	120	100	
BAS	1,397	100	
FGR	440	55	
FOP	144	30	
FSP	226	40	
TOTALS	2,327		

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%	- 2020	128.84	243,765	1990	2018	0	0	8.75	91.25

Heated Area: 1517 HX Base Yr 2020

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			222,436
TOTAL MARKET OB/XF VALUE			10,830
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			255,266
SOH/AGL Deduction			72,529
ASSESSED VALUE			182,737
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			131,326
TOTAL JUST VALUE			255,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30632	MAINT/ALTR	95	12/03/2012
30587	MAINT/ALTR	45	11/06/2012
30575	MAINT/ALTR	25	10/30/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/1214	10/08/2019	WD	Q	I	01	199,000
GRANTOR: DAVID J ROWE						
GRANTEE: RYAN A & REBECCA E						
1243/0305	10/12/2012	WD	U	I	38	75,500
GRANTOR: KATHY C SMITH (NIBLAC)						
GRANTEE: DAVID J ROWE						

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	16	25	400.00	UT	2.00	100	0	0	3	100	800	
2	0120	CLFENCE	4	0	100	0	640.00	UT	4.50	100	1993	1993	3	100	2,880	
3	0169	FENCE/WOOD	0	100	0	0	140.00	UT	7.50	100	0	0	3	100	1,050	
4	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	4,900	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	

BUILDING NOTES	
BLD DATE: 05/14/2026 MLU	
LGL DATE: 05/14/2026 MLU	
LAND DATE: 05/14/2026 MLU	
AG DATE: 05/14/2026 MLU	

BUILDING DIMENSIONS	
BAS= W27 BAS= N8 W2 FSP= N14 W15 S22 E2 N8 E13\$ W13 S8 E15\$ W20 N2 W7 FGR= W22S20 E22 N20\$ S25 E7 S3 FOP= S6 E24 N6 W24\$ E47 N26 \$.	

LAND DESCRIPTION		TOTAL OB/XF															10,830							
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	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							