

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architactual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	31317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	25,411
BAS	2,156	100		2,156	163,053
FEP	378	80		302	22,840
FGR	528	55		290	21,932
FOP	32	30		10	757
UST	192	45		86	6,504
TOTALS	3,622			3,180	240,495

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,180	103.8870	116.35	369,993	1963	1963	0	0	35.00	65.00	

1 SINGLE FAM 0% - 2026 Heated Area: 2492 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			240,495
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			25,407
TOTAL MARKET VALUE			268,302
SOH/AGL Deduction			0
ASSESSED VALUE			268,302
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			268,302
TOTAL JUST VALUE			268,302
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
591	REMODEL	89	11/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/807	2/25/2022	WD	Q	I	01	200,000

GRANTOR: KIRBY MERGED TRUST &
GRANTEE: LUNH LENG

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W12 FEP= N21 W18 S21 E18\$ W18 N21 W20 S21 W10 UST= W24 S8 E24 N8\$ S8 FGR= W24 S22 E24 N22\$ S20 E24 FOP= S4 E8 N4 W8\$ E8 S2 E28 N1 BAS= E12 N28 W12 S28 \$ N29 \$.	

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

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		*RSF-	2 0.00	0.00	20,325.97	SF		1.00	1.00	1.00	1.25	1.25	25,407								