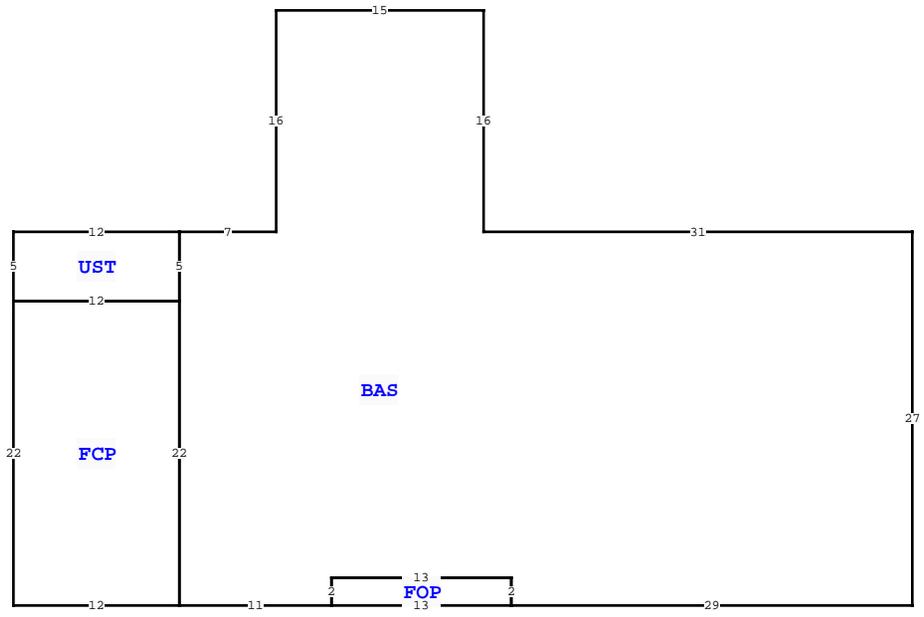


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floo	14	CARPET	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	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	06
NEIGHBORHOOD/LOC	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,645	100	
FCP	264	25	
FOP	26	30	
UST	60	45	
TOTALS	1,995		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,746	110.0000	123.20	215,107	1955	1990		0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1645 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			139,820
TOTAL MARKET OB/XF VALUE			2,550
TOTAL LAND VALUE - MARKET			11,623
TOTAL MARKET VALUE			153,993
SOH/AGL Deduction			0
ASSESSED VALUE			153,993
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,993
TOTAL JUST VALUE			153,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
100	MAINT/ALTR	50	03/06/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/47	3/20/2025	QC	U	I	11	100
GRANTOR: SJR INVESTMENTS LLC						
GRANTEE: RYAN SAMUEL J						
1513/139	3/28/2024	QC	U	I	11	100
GRANTOR: RYAN SMAUEL J						
GRANTEE: SJR INVESTMENTS LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011

TOTAL OB/XF											
2,550											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	0		*RSF-2	0.00	0.00	12,234.76	SF	1.00

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/27/2022 MLU											

BUILDING DIMENSIONS											
BAS= W31 N16 W15 S16 W7 UST= W12 S5 E12 N5\$ S5 FCP= W12 S22 E12 N22\$ S22 E11 FOP= E13 N2 W13 S2\$ N2 E13 S2E29 N27\$.											

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	DPTH 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	12,234.76	SF	1.00	1.00	1.00	0.95	0.95	11,623							