

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	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	31317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	2026
FOP	168	30	2026
UOP	176	20	2026
TOTALS	1,744		

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%	- 2026								
				Heated Area: 1400			HX Base Yr 2026				

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		192,738
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		10,750
TOTAL MARKET VALUE		205,288
SOH/AGL Deduction		0
ASSESSED VALUE		205,288
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,877
TOTAL JUST VALUE		205,288
NCON VALUE		194,538
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,750

SALE:2:1: LOT 8, BLK 4, HOLLIDAY HEIGHTS REPLAT  
SALE:1:1: THIS HOUSE BURNED-INSURANCE SETTLEMENT??

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/303	4/16/2025	WD Q	Q	I	01	279,900

GRANTOR: GDR DEVELOPERS, LLC  
GRANTEE: NGUYEN CHRISTOPHER  
1521/1406 8/16/2024 WD U V 11 100  
GRANTOR: KEEN RAYMOND  
GRANTEE: GDR DEVELOPERS, 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	0166	CONC,PAVMT	0	100	0	0		3.00	3.00	100	2026

TOTAL OB/XF											
1,800											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=19,7] E50 S28 W50 N28 \$											
UOP=[YR=2026;ORIG=38,-4] E16 S11 W16 N11 \$											
FOP=[YR=2026;ORIG=27,35] E28 S6 W28 N6 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF-1	0.00	0.00	11,315.53	SF	1.00