

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	05	AVERAGE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	60		
Interior Wall	04	PLYWOOD	40		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectural	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	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	155,948
FGR	484	55		266	21,673
FOP	36	30		11	896
FST	154	55		85	6,926
FUS	957	100		957	77,974
UOP	256	20		51	4,155
TOTALS	3,801			3,284	267,572

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%	- 2018								
Heated Area: 2871						HX Base Yr 2018					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			267,572
TOTAL MARKET OB/XF VALUE			430
TOTAL LAND VALUE - MARKET			23,125
TOTAL MARKET VALUE			291,127
SOH/AGL Deduction			124,419
ASSESSED VALUE			166,708
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			115,297
TOTAL JUST VALUE			291,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1765	12/22/2017	WD	Q	I	01	153,000
GRANTOR: RUTH B ATWOOD & ETAL						
GRANTEE: MICHAEL & TESSA MOC						
1269/1825	2/04/2014	WD	U	I	30	100
GRANTOR: RUTH B ATWOOD						
GRANTEE: RUTH B ATWOOD & ETA						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	VALUE
1	0166	CONC, PAVMT	400
2	0258	PATIO	30

TOTAL OB/XF												430				
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	0	0	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	30	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING DIMENSIONS											
BAS= W30 UOP= N16 W16 S16 E16\$ W32 FST= W22 S7 E22N7\$S7 FGR= W22 S22 E22 N22\$S22 E24 FOP= S4 E9 N4 W9\$ E9 S4 E29 N33\$ PTR=N60 FUS= W29 S33 E29 N33\$ S60\$.											

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							