

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022		403,019	2021	2021	0	0	4.00	96.00

Heated Area: 2428 HX Base Yr 2022

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			386,898
TOTAL MARKET OB/XF VALUE			29,949
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			469,347
SOH/AGL Deduction			52,794
ASSESSED VALUE			416,553
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			365,142
TOTAL JUST VALUE			469,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,238

MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	31417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100		1,906	266,797
FGR	704	55		387	54,171
FHS	522	60		313	43,813
FOP	156	30		47	6,579
FOP	370	30		111	15,538
TOTALS	3,658			2,764	386,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047901	Swimming Pool and	55,797	08/16/2023
40815	SFR	0	10/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0934	3/27/2019	WD Q	Q	V	01	38,000
GRANTOR: SHANNON L GREGORY						
GRANTEE: MITCHELL W & JEANEN						
1353/2091	2/14/2018	WD Q	Q	V	01	36,900
GRANTOR: AMERIPRISE LAND GROUP						
GRANTEE: SHANNON GREGORY						

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	0	0	1,020.00	UT	3.00	3.00	100	2022	2021		100	3,060	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0281	POOL R/FIB	0	100	0	0	344.00	UT	65.00	65.00	100	2024	2023		97	21,689	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

TOTAL OB/XF													29,949											
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=50,10] S29 E26 S17 E24 S6 S4 E13 N16 E3 N20 W3 W37 N10 N10 W26 \$												
FGR=[ORIG=50,39] S26 E6 S2 E14 N2 E6 N3 N6 N17 W26 \$												
FHS=[ORIG=25,67] N16 W6 N14 E21 S18 W1 S12 W14 \$												
FOP=[ORIG=76,20] S10 E37 N10 W37 \$												
FOP=[ORIG=76,56] S6 E9 S2 E6 N2 E9 N6 W24 \$												

LAND DESCRIPTION													TOTAL OB/XF						29,949					
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							