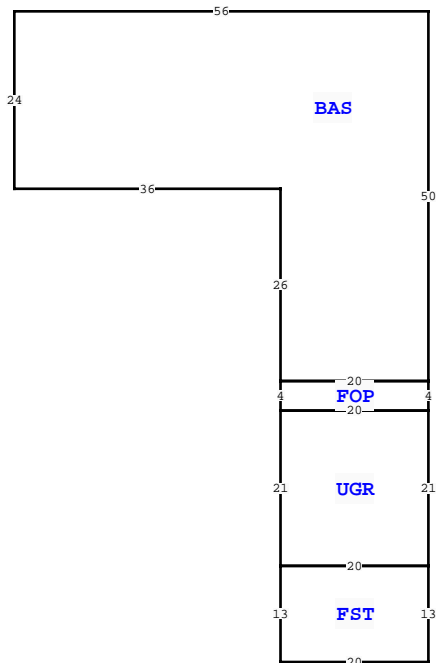




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 90	
Interior Floor	12	HARDWOOD 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,864	100	
FOP	80	30	
FST	260	55	
UGR	420	45	
TOTALS	2,624		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	2016									
				Heated Area: 1864								
					HX Base Yr 2016							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			84,945
TOTAL MARKET OB/XF VALUE			5,040
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			103,485
SOH/AGL Deduction			27,983
ASSESSED VALUE			75,502
TOTAL EXEMPTION VALUE	HX HB		50,502
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			103,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/2478	1/09/2017	WD	U	I	30	0
GRANTOR: JAMES O'BRIEN						
GRANTEE: JAMES & LINDA RODUL						
1306/1104	12/17/2015	WD	U	I	37	59,900
GRANTOR: STANLEY MCCALLISTER						
GRANTEE: JAMES O'BRIEN						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1994	1994	3	100	2,000	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
4	0263	PRCH, USP	0	100	12	26	312.00	UT	15.00	50	2013	2013	3	50	2,340	
TOTALS															5,040	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/29/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S24 E36 S26 FOP= S4 UGR= S21 FST= S13 E20 N13 W20\$ E20 N21 W20\$ E20 N4 W20\$ E20 N50\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							