

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CD
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	2026
TOTALS	1,944		1,944
			95,031

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	1	0%	- 2026	Heated Area: 1944		HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/07/2026																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	95,031		
TOTAL MARKET OB/XF VALUE	50,928		
TOTAL LAND VALUE - MARKET	453,805		
TOTAL MARKET VALUE	190,077		
SOH/AGL Deduction	0		
ASSESSED VALUE	190,077		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	190,077		
TOTAL JUST VALUE	599,764		
NCON VALUE	95,031		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	306,709		
SALE:18:1: 11.25 ACRES			
SALE:16:1: 12.71 AC			
SALE:12:1: SALE PRICE IS FAR BELOW MKT FOR AREA			
SALE:2:1: 11.25 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053524	Mobile Home		07/05/2025
13415	M H	125	12/16/1997
13214	PUMP/UTPOL	30	10/22/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1192/1515	4/05/2010	QC	U	I	11	100	
GRANTOR: MICHAEL & ANN MILLER							
GRANTEE: CLAYTON & JUDY O'QU							
1187/2462	1/21/2010	WD	U	V	11	100	
GRANTOR: KOON'S TIMBER & LUMBE							
GRANTEE: WILLIAM D KOON JR &							

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	0294	SHED WOOD/	0	0	16	34	544.00	UT	7.50	7.50	100	2007	2007	3	100	4,080	
2	0214	GRN HOUSE	0	0	20	70	1,400.00	UT	3.00	3.00	50	2007	2007	3	50	2,100	
3	0040	BARN, POLE	0	0	28	52	1,456.00	UT	3.00	3.00	40	2007	2007	3	40	1,747	
4	0040	BARN, POLE	0	0	40	46	1,840.00	UT	3.00	3.00	40	2007	2007	3	40	2,208	
5	0040	BARN, POLE	0	0	16	34	544.00	UT	3.00	3.00	40	2007	2007	3	40	653	
6	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0214	GRN HOUSE	0	0	0	0	4,200.00	UT	7.00	7.00	50	2015	2015	3	50	14,700	
9	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
10	0041	BARN, MACH	0	0	40	48	1,920.00	UT	7.00	7.00	100	2015	2015	3	100	13,440	

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6900	A	ORNAMENTAL	0		00	0.00	0.00	59.50	AC		1.00	1.00	1.00	550.00	550.00	32,725							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.51	AC		1.00	1.00	1.00	280.00	280.00	2,943							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	281.00	281.00	2,950							
5	9910	M	MKT. VAL. AG	0		00	0.00	0.00	81.51	AC		1.00	1.00	1.00	5,500.00	5,500.00	448,305							

REVIEW DATE 10/17/2025 BY JB																								
Total Acres: 81.51					Total Land Value: 44,118					Market: 448,305					Agricultural: 38,618					Common: 5,500				
PRINTED 06/23/2026 BY SYS																								