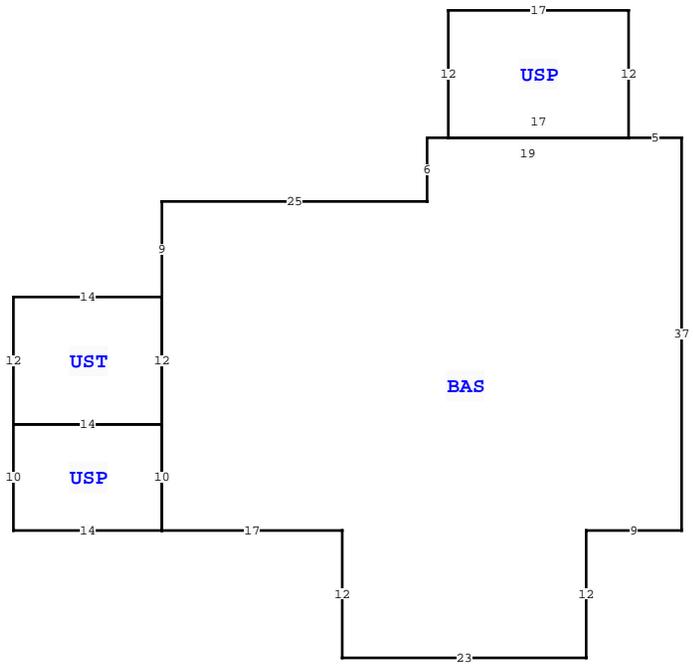


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	09	PINE WOOD	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	02	WINDOW	100		
Heating Type	01	NONE	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	02	02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	31617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	97,286
USP	140	35		49	2,458
USP	204	35		71	3,562
UST	168	45		76	3,813
TOTALS	2,451			2,135	107,121

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,135	67.7071	77.19	164,801	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 1939 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,121
TOTAL MARKET OB/XF VALUE			5,446
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			177,567
SOH/AGL Deduction			43,940
ASSESSED VALUE			133,627
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			82,216
TOTAL JUST VALUE			177,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12224	M H	125	03/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/2519	4/27/2026	QC	U	I	11	100
GRANTOR: LEGREE JACK JR						
GRANTEE: MCDONALD ROSSI						
1415/0185	7/07/2020	QC	U	I	30	100
GRANTOR: GLENICE LEGREE & JOAN						
GRANTEE: JACK LEGREE 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	0010	BARN, BLK	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,346	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	100	1993	1993	3	100	400	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	700	
TOTALS												5,446				

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							