

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	100			
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	31717.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	105,789
BAS	2,917	100	2024	2,917	357,161
FGR	864	55	2024	475	58,160
FOP	396	30	2024	119	14,571
FOP	460	30	2024	138	16,897
FOP	488	30	2024	146	17,876
TOTALS	5,989			4,659	570,453

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%	- 2024		Heated Area: 3781		HX Base Yr	2024			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	570,453		
TOTAL MARKET OB/XF VALUE	91,699		
TOTAL LAND VALUE - MARKET	122,280		
TOTAL MARKET VALUE	725,567		
SOH/AGL Deduction	99,004		
ASSESSED VALUE	626,563		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	575,152		
TOTAL JUST VALUE	784,432		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	790,863		
SALE:3:1: AS TO 95% UNDIV INT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046038	Swimming Pool and	45,000	12/05/2022
000045324	New Residential C	300,000	08/30/2022
000045325	New Residential C	29,000	08/30/2022
000044946	Storage Building	20,000	07/12/2022
000044775	Electrical Servic	0	06/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/661	5/05/2022	WD	Q	V	05	300,000
GRANTOR: ELLIS BRYAN J & LINDA						
GRANTEE: HARTZOG CARL M						
1343/2084	8/25/2017	WD	Q	V	05	175,000
GRANTOR: ANTHONY L YANKETIS &						
GRANTEE: BRYAN J & LINDA M E						

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2023	2022		100	3,000	
2	0040	BARN, POLE	0	100	40	84	3,360.00	UT	7.00	100	2023	2022		100	23,520	
3	0280	POOL R/CON	0	100	0	0	872.00	UT	70.00	100	2024	2023		97	59,209	
4	0166	CONC, PAVMT	0	100	0	0	1,990.00	UT	3.00	100	2024	2023		100	5,970	

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	DPTH 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	5.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,280							
2	5700	A	TIMBER 4	100					5.00	AC		1.00	1.00	1.00	227.00	227.00	1,135							
3	9910	M	MKT. VAL. AG	100					5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/15/2024 MLU									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=80,10] W18 S16 W22 N8 W14 N6 W15 S9 W6 S15 E2 S19 E6 S2 E9 N2 E6 N2 E8 S6 E33 N6 E11 N16 E4 N7 W4 N20 \$									
FGR=[YR=2024;ORIG=4,-24] E24 S36 W24 N36 \$									
BAS=[YR=2024;ORIG=94,-18] E24 S36 W24 N36 \$									
FOP=[YR=2024;ORIG=77,53] W8 S6 W33 N6 W8 S14 E49 N14 \$									
FOP=[YR=2024;ORIG=62,10] W34 S2 W2 S6 E14 S8 E22 N16 \$									
FOP=[YR=2024;ORIG=118,-18] E11 S36 W11 N36 \$									