

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,078	100	
FGR	631	55	
FOP	294	30	
FOP	520	30	
TOTALS	3,523		

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%	2007								
Heated Area: 2078											
HX Base Yr 2007											
TOTALS		2,669	299,724								

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		299,724	
TOTAL MARKET OB/XF VALUE		19,352	
TOTAL LAND VALUE - MARKET		102,800	
TOTAL MARKET VALUE		330,017	
SOH/AGL Deduction		107,161	
ASSESSED VALUE		222,856	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		171,445	
TOTAL JUST VALUE		421,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		425,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055163	Roof Replacement	38,300	03/04/2026
000043517	Electrical Serv	0	01/12/2022
22999	SFR	583	04/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/1792	6/21/2002	WD	Q	V	01	100

GRANTOR: SHIRLEY MARKHAM & SAN
GRANTEE: CELEN JAN & WILLIAM

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	0	1.00	UT 2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	0	384.00	UT 3.00	3.00	100	2006	2006	3	100	1,152	
3	0166	CONC,PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3	100	100	
5	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2015	2015	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2015	2015	3	100	100	
7	0251	LEAN TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2015	2015	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 1,400.00	1,400.00	100	2023	2022		100	1,400	
9	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 2,400.00	2,400.00	100	2023	2022		100	2,400	
10	0040	BARN,POLE	0	100	0	0	0	1.00	UT 5,600.00	5,600.00	100	2023	2022		100	5,600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W27 FOP= W40 S13 E40 N13 S13 W40 N13 W13 S38 FOP= S7 E42 N7 W42 S E53 FGR= S7 E27 N25 W16 S4 W11 S14 S N14 E11 N4 E16 N20 S.														

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0			0.00	0.00	24.70	AC		1.00	1.00	1.00	281.00	281.00	6,941							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	24.70	AC		1.00	1.00	1.00	4,000.00	4,000.00	98,800							

