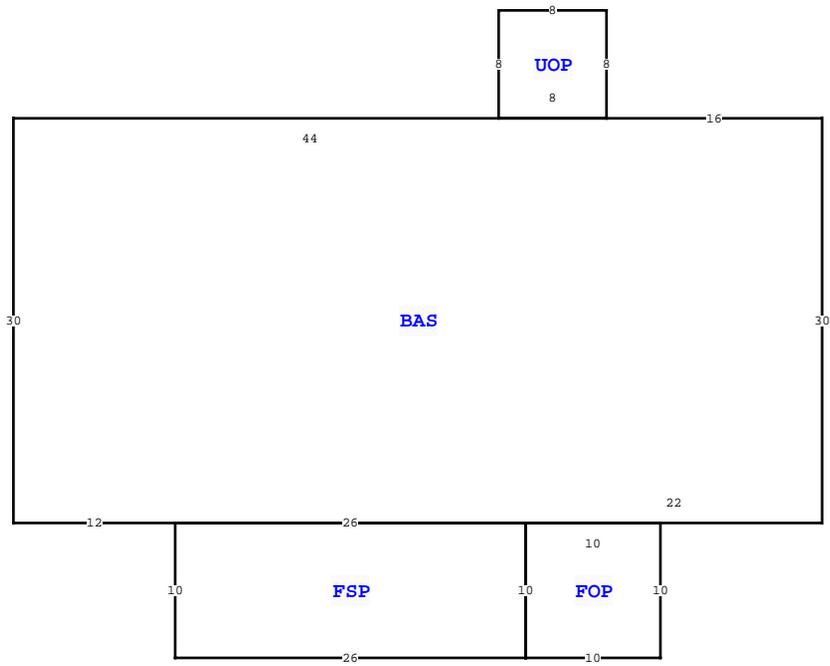


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	10	ABOVE AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	06	VINYL ASB	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	33117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	140,459
FOP	100	30		30	2,341
FSP	260	40		104	8,115
UOP	64	20		13	1,015
TOTALS	2,224			1,947	151,929

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,947	107.1850	120.05	233,737	1982	1982	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1800				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		151,929	
TOTAL MARKET OB/XF VALUE		36,538	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		197,487	
SOH/AGL Deduction		74,602	
ASSESSED VALUE		122,885	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		71,474	
TOTAL JUST VALUE		253,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050408	Mobile Home		07/22/2024
000050403	Right-of-Way Acce		07/22/2024
000044760	Roof Replacement	4,800	06/22/2022
40824	ELECTRICAL	0	10/30/2020
27356	POOL ENCL	30	09/22/2008
20013	M H	125	10/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/2728	9/08/2010	WD	U	I	14	100

GRANTOR: RICHARD M & GALE TEDD  
GRANTEE: RICHARD CHANCE & LI

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	0280	POOL R/CON	0	100	16	32	512.00	UT	42.00	100	2008	2008	3	58	12,472	
2	0282	POOL ENCL	0	100	24	42	1,008.00	UT	12.00	100	2008	2008	3	40	4,838	
3	0060	CARPORT F	0	100	20	24	480.00	UT	4.00	100	1993	1993	3	100	1,920	
4	0294	SHED WOOD/	0	100	16	13	1.00	UT	0.00	100	1993	1993	3	100	728	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	
6	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	50	1993	1993	3	50	300	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
9	0040	BARN, POLE	0	100	20	30	600.00	UT	2.50	100	1993	1993	3	100	1,500	
10	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	100	1993	1993	3	100	480	

TOTAL OB/XF												
36,538												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/11/2025		MLU							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W16 UOP= N8 W8 S8 E8\$ W44 S30 E12 FSP= S10 E26 N10 W26\$ E26 FOP= S10 E10 N10 W10\$ E22 N30\$.												

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	DPHT 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	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	58,500								