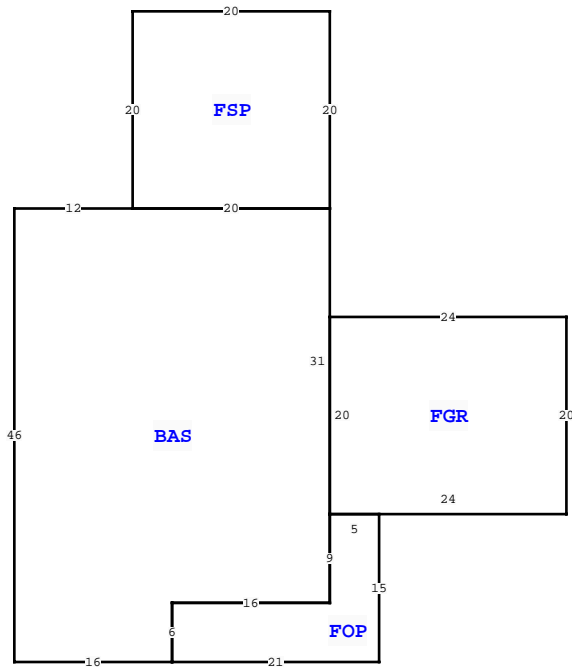


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.030	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,376	100	
FGR	480	55	
FOP	171	30	
FSP	400	40	
TOTALS	2,427		

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%	- 2020	149.84	277,354	2019	2019	0	0	6.00	94.00
Heated Area: 1376											
HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,713
TOTAL MARKET OB/XF VALUE			8,958
TOTAL LAND VALUE - MARKET			33,000
TOTAL MARKET VALUE			302,671
SOH/AGL Deduction			186,245
ASSESSED VALUE			116,426
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			65,015
TOTAL JUST VALUE			302,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38238	SFR	662	06/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/507	2/02/2026	QC	U	I	11	100
GRANTOR: PEREZ CARLOS						
GRANTEE: LEBRON SAMUEL						
1399/0521	11/15/2019	WD	Q	I	01	204,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SAMUEL & CARMEN LEB						

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	0166	CONC, PAVMT	0	100	16	54	UT	2.48	2.48	100	2019	2019	3	100	2,138	
2	0169	FENCE/WOOD	0	100	0	0	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	
3	0296	SHED METAL	0	100	0	0	UT	3,300.00	3,300.00	100	2023	2022		100	3,300	
TOTALS															8,958	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.28	24,000.00	6,600.00	6,600							