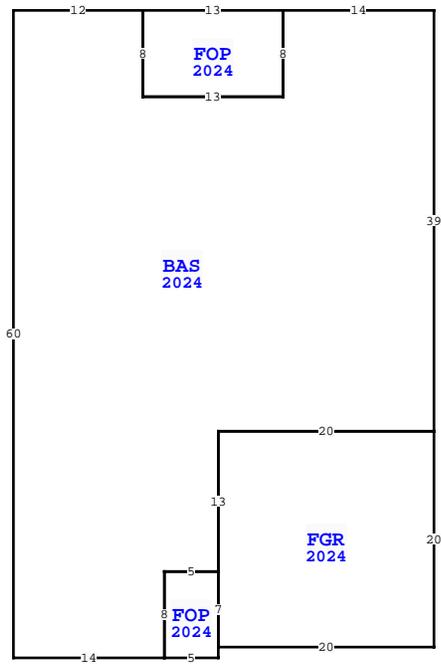


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.04	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,776	100	2024
FGR	400	55	2024
FOP	40	30	2024
FOP	104	30	2024
TOTALS	2,320		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2024	124.94	254,753	2023	2023	0	0	2.00	98.00
Heated Area: 1776											
HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			249,658
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			275,098
SOH/AGL Deduction			118,901
ASSESSED VALUE			156,197
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			99,786
TOTAL JUST VALUE			275,098
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044070	New Residential C	177,600	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/323	9/19/2023	WD Q	Q	I	01	300,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: BRIMMER DONALD						
1448/2164	9/27/2021	WD Q	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

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	0	0		3.00	100	2024	2023		100	1,440	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2023	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=70,10] S60 E14 N8 E5 N13 E20 N39 W14 S8 W13 N8 W12 \$									
FGR=[YR=2024;ORIG=89,49] S13 S7 E20 N20 W20 \$									
FOP=[YR=2024;ORIG=82,10] S8 E13 N8 W13 \$									
FOP=[YR=2024;ORIG=84,62] S8 E5 N1 N7 W5 \$									

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	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							