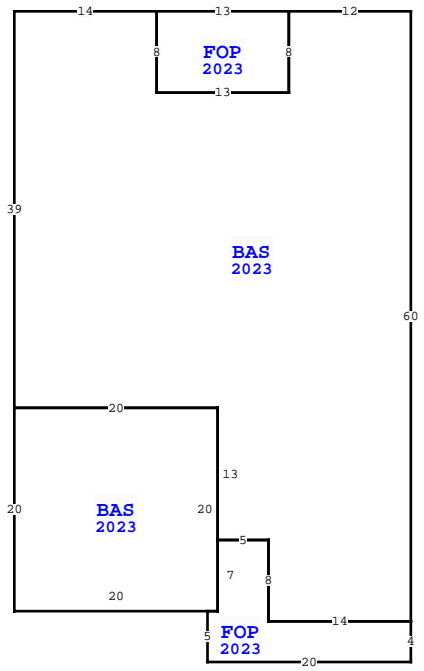


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	400	100	2023
BAS	1,776	100	2023
FOP	104	30	2023
FOP	121	30	2023
TOTALS	2,401		

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%	- 2023								
				Heated Area:	2176			HX Base Yr	2023		



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			264,740
TOTAL MARKET OB/XF VALUE			1,482
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			291,222
SOH/AGL Deduction			8,865
ASSESSED VALUE			282,357
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			230,946
TOTAL JUST VALUE			291,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054390	Remodel	16,145	11/03/2025
000044058	New Residential C	177,600	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/264	12/22/2022	WD	Q	I	01	305,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: SPACEK ZDENEK						
1448/2164	9/27/2021	WD	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
1	0166	CONC, PAVMT	0	100	0	0			3.00	100	2023

TOTAL OB/XF												1,482				
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	2023	2022		100	1,482	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/14/2026 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=0,-20] W12 S8 W13 N8 W14 S39 E20 S13 E5 S8 E14 N60 \$											
BAS=[YR=2023;ORIG=-39,19] E20 S20 W20 N20 \$											
FOP=[YR=2023;ORIG=0,40] W14 N8 W5 S7 W1 S5 E20 N4 \$											
FOP=[YR=2023;ORIG=-25,-20] E13 S8 W13 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												1,482
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	25,000.00	25,000.00	25,000							