

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	264	100	
BAS	1,231	100	
FOP	64	30	2025
TOTALS	1,559		
			1,514
			166,189

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%	- 2025									Heated Area: 1495	HX Base Yr 2025

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			166,189	
TOTAL MARKET OB/XF VALUE			1,500	
TOTAL LAND VALUE - MARKET			3,630	
TOTAL MARKET VALUE			171,319	
SOH/AGL Deduction			3,468	
ASSESSED VALUE			167,851	
TOTAL EXEMPTION VALUE	HX HB DX		56,411	
BASE TAXABLE VALUE			111,440	
TOTAL JUST VALUE			171,319	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			163,438	

SALE:1:1: JOHN SOLE SURVIVING HEIR OF MATTIE E AND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053618	Roof Replacement	8,200	04/27/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/435	8/30/2024	WD	Q	I	01	215,000
GRANTOR: SANCHEZ UVALDO						
GRANTEE: SOLIS SIXTA ANGELIC						
1463/975	3/31/2022	WD	Q	I	01	50,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: SANCHEZ UVALDO						

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	0169	FENCE/WOOD	0	100	0	0			1,500.00	100	2025	2024		100	1,500	

TOTAL OB/XF										1,500						

LAND DESCRIPTION																								
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/MH	66.00	109.00	7,260.00	SF		1.00	1.00	1.00	0.50	0.50	3,630							

TOTAL OB/XF										1,500						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[ORIG=0,0] W15 S11 W32 S22 E31 S2 E16 N35 \$
 BAS=[ORIG=-15,0] W24 S11 E24 N11 \$
 FOP=[YR=2025;ORIG=0,35] S4 W16 N4 E16 \$