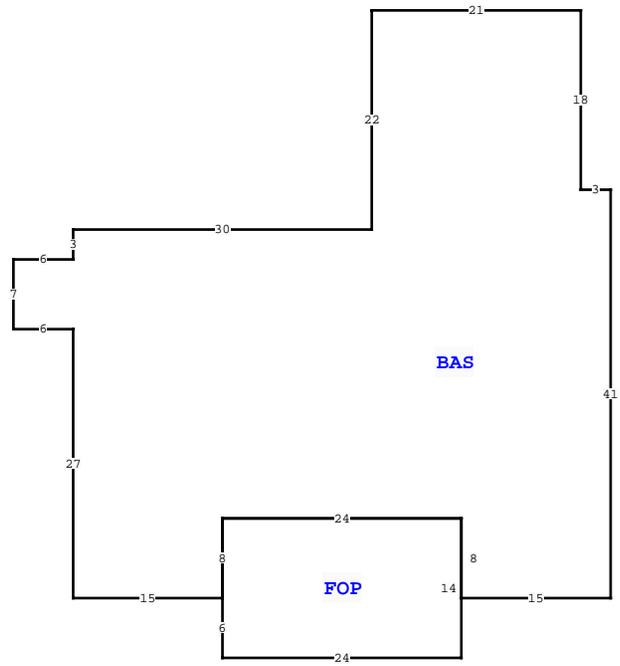




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,322	100	
FOP	336	30	
TOTALS	2,658		
			2,423
			136,810

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%	- 2018								
Heated Area: 2322						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			147,339
TOTAL MARKET OB/XF VALUE			9,920
TOTAL LAND VALUE - MARKET			13,437
TOTAL MARKET VALUE			170,696
SOH/AGL Deduction			45,534
ASSESSED VALUE			125,162
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			73,751
TOTAL JUST VALUE			170,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1060	10/08/2025	WD	U	I	11	100
GRANTOR: SODEN MELISSA						
GRANTEE: SODEN MELISSA						
1350/0940	12/18/2017	QC	U	I	11	100
GRANTOR: GREG SPEARS						
GRANTEE: MELISSA SODEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	
4	0297	SHED CONCR	0	100	40	27	1,080.00	UT	10.00	10.00	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF												9,920
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W21 S22 W30 S3 W6 S7 E6 S27 E15 FOP= S6 E24 N14 W24 S8\$ N8 E24 S8 E15 N41 W3 N18 \$.											

LAND DESCRIPTION												TOTAL OB/XF												9,920
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	57.00	70.00	18,125.00	SF		1.00	1.00	1.00	0.50	0.50	9,062							
2	0100	C	SFR	0		RSF/MH	70.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.50	0.50	4,375							

