



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,500	100
TOTALS	1,500	1,500
		79,451

MARKET ADJUSTMENTS																		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND							
4900	04	1,500	81.0369	61.59	92,385	2010	2010	0	0	14.00	86.00							
2 OFFICE LOW 0% - 2024			Heated Area: 1500				HX Base Yr											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>													BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	79,451		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	5,600		
TOTAL MARKET VALUE	85,051		
SOH/AGL Deduction	0		
ASSESSED VALUE	85,051		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	85,051		
TOTAL JUST VALUE	85,051		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	83,861		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27891	COMMERCIAL	240	06/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1867	2/14/2023	WD Q	Q	I	05	110,000
GRANTOR: PATEL NITIN						
GRANTEE: THE TWO FOOD STORE						
1153/1241	6/25/2008	WD Q	Q	I		50,000
GRANTOR: JAMES JOHNSTON JR						
GRANTEE: NITIN & HASU PATEL						

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

TOTAL OB/XF													0
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	
1	1700	C	1STORY OFF	0		CI	60.00	130.00	1.00	LT		1.00	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W50 S30 E50 N30\$.												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1700	C	1STORY OFF	0		CI	60.00	130.00	1.00	LT		1.00	1.00	0.80	7,000.00	5,600.00	5,600								