

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	33317.140	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,271	100	
UCP	200	20	
UOP	45	20	
UOP	120	20	
UST	48	45	
UST	80	45	
TOTALS	1,764		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,402	116.5000	132.81	186,200	1963	1963	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1271 HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			121,030
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			139,630
SOH/AGL Deduction			0
ASSESSED VALUE			139,630
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,630
TOTAL JUST VALUE			139,630
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042586	Roof Replacement	4,000	08/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1366	8/02/2023	WD	Q	I	01	128,000

GRANTOR: GATEWAY TLC INVESTMEN  
GRANTEE: TIBBERY INVESTMENTS

1496/1357	8/02/2023	PR	U	I	19	100
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GRANTOR: HARRIVEL KAREN JOYCE  
GRANTEE: GATEWAY TLC INVESTM

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W35 S28 E16 UOP= E9 N5 W9 S5\$ N5 E9 S5 E22 UCP= E10 N20 W10 S20 \$ N20 UST= E10 N8W10 S8\$ N8 UOP= E3 UST= E6 N8 W6 S8 \$ N8 W15 S8 E12\$ W12\$.	

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	0		RSF-2	80.00	25.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							