

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 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				
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	33317.160 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	84,497
FCP	228	25		57	5,059
FOP	24	30		7	621
FST	120	55		66	5,858
TOTALS	1,324			1,082	96,036

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,082	119.7800	136.55	147,747	1963	1995	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		96,036	
TOTAL MARKET OB/XF VALUE		650	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		115,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		115,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		115,186	
TOTAL JUST VALUE		115,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,498	
SALE:2:1: LOT 3, BLK 4, ODOM'S SPRING BROOK ADDITI			
SALE:1:1: LOT 3 BLK 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/2208	8/30/2019	WD	Q	I	01	82,500
GRANTOR: ELIZABETH B BALLEW						
GRANTEE: ALDEN JONATHAN ROSN						
1176/1435	7/02/2009	WD	Q	I	01	87,800
GRANTOR: WADE & LISA JILL HARR						
GRANTEE: ELIZABETH B BALLEW						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W36 S25 E23 S4 E4 FOP= S4 E6 N4 W6\$ E9 FCP= E12 N19 W12 S19\$ N19 FST= E12 N10 W12S10\$ N10\$.											

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/MH	90.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							