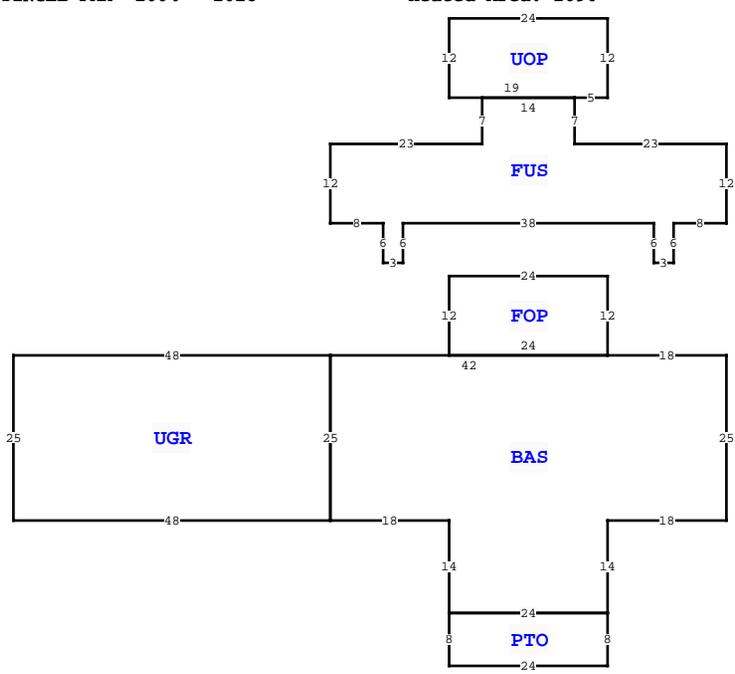


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories		2. 2. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
DOR CODE		5000	IMPROVED AG
MAP NUM			MKT AREA 02
NEIGHBORHOOD/LOC		33617.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
FOP	288	30	
FUS	854	100	
PTO	192	5	
UGR	1,200	45	
UOP	288	20	
TOTALS	4,658		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,384	129.1865	147.27	498,362	2001	2001	0	0	24.00	76.00
1 SINGLE FAM 100% - 2018 Heated Area: 2690 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		378,755	
TOTAL MARKET OB/XF VALUE		30,400	
TOTAL LAND VALUE - MARKET		175,340	
TOTAL MARKET VALUE		486,321	
SOH/AGL Deduction		161,539	
ASSESSED VALUE		324,782	
TOTAL EXEMPTION VALUE	HX HB VX 13	324,782	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		584,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		550,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40321	POOL	75	08/11/2020
21291	GARAGE	75	11/24/2003
17355	SFR	305	08/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1643	7/12/2023	WD	U	V	37	10,000
GRANTOR: CANGIGLIA ROBERT J						
GRANTEE: MCKENZIE JAMES M						
1344/2393	5/22/2017	WD	U	I	11	0
GRANTOR: ROBERT J & CAROLE ANN						
GRANTEE: JAMES M & KERRI E M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	100	2001
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2004
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2013
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2013
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2013
8	0020	BARN, FR	0	100	0	0	1.00	UT	0.00	100	2018

TOTAL OB/XF												30,400												
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	0100	C	SFR	100			0.00	0.00	5.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	60,500							
2	0000	C	VAC RES	100					1.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	15,400							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.52	AC		1.00	1.00	1.00	280.00	280.00	1,266							
4	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,720							
5	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,720							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FOP= N12 W24 S12 E24\$ W42 UGR= W48 S25 E48 N25\$ S25 E18 S14 PTO= S8 E24 N8 W24\$ E24 N14E18 N25\$ PTR= N20 FUS= N12 W23 N7 UOP= E5 N12 W24 S12 E19\$ W14 S7 W23 S12 E8 S6 E3 N6 E38 S6 E3 N6 E8\$ S20\$.	

LAND DESCRIPTION		TOTAL OB/XF 30,400																							
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	0100	C	SFR	100			0.00	0.00	5.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	60,500								
2	0000	C	VAC RES	100					1.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	15,400								
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.52	AC		1.00	1.00	1.00	280.00	280.00	1,266								
4	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,720								
5	9910	M	MKT. VAL. AG	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,720								