



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 240,000 TOTAL MARKET VALUE 17,800 SOH/AGL Deduction 0 ASSESSED VALUE 17,800 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,800 TOTAL JUST VALUE 240,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 140,000																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1525/755</td> <td>10/16/2024</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: HIXON ELAINE</td> </tr> <tr> <td colspan="7">GRANTEE: JUANEHIX4, LLC</td> </tr> <tr> <td>1512/2058</td> <td>4/18/2024</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: HIXON J. ELAINE</td> </tr> <tr> <td colspan="7">GRANTEE: JUANEHIXON4, LLC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1525/755	10/16/2024	QC	U	I	11	100	GRANTOR: HIXON ELAINE							GRANTEE: JUANEHIX4, LLC							1512/2058	4/18/2024	QC	U	I	11	100	GRANTOR: HIXON J. ELAINE							GRANTEE: JUANEHIXON4, LLC						
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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																																																														
																	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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	445.00	445.00	17,800																																																													
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000																																																													
REVIEW DATE 05/07/2026 BY MLU Total Acres: 40.00 Total Land Value: 17,800 Market: 240,000 Agricultural: 17,800 Common: 0 PRINTED 06/08/2026 BY SYS																																																																														