

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	50		
Interior Floo	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	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	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100		2,208	225,947
FGR	462	55		254	25,992
FOP	198	30		59	6,038
FSP	330	40		132	13,508
PTO	140	5		7	716
TOTALS	3,338			2,660	272,202

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,660	122.9655	140.18	372,879	1998	1998	0	0	27.00	73.00

1 SINGLE FAM 100% - 2018 Heated Area: 2208 HX Base Yr 2018

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			272,202
TOTAL MARKET OB/XF VALUE			9,155
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			316,357
SOH/AGL Deduction			96,215
ASSESSED VALUE			220,142
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			168,731
TOTAL JUST VALUE			316,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1358	STORAGE	3	09/09/1998
1199	SFR	580	04/27/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1333/2666	3/28/2017	WD Q	Q	I	01	240,000
GRANTOR: WAYNE N & ANDREA T WA						
GRANTEE: SHALONDA I FORD (AN						
0961/0687	8/28/2002	WD Q	Q	I		180,000
GRANTOR: SCONYERS						
GRANTEE: WAYNE N & ANDREA T						

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	15.00	100	1998	1998	3	100	4,320	
2	0166	CONC, PAVMT	0	100	0	0	144.00	UT	1.50	100	1998	1998	3	100	216	
3	0169	FENCE/WOOD	0	100	0	0	352.00	UT	3.50	100	1998	1998	3	100	1,232	
4	0166	CONC, PAVMT	0	100	0	0	1,458.00	UT	1.50	100	1998	1998	3	100	2,187	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1998	1998	3	100	1,200	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							