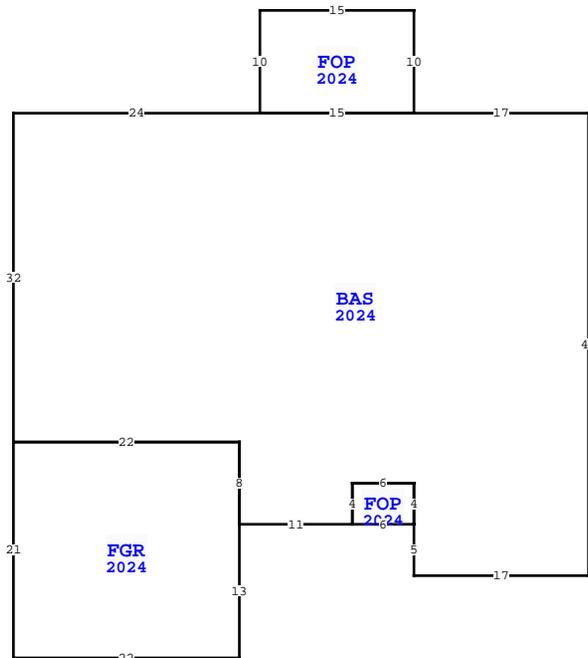




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	85		
Interior Floor	15	HARDTILE	15		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	06		
NEIGHBORHOOD/LOC	34316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,125	100	2024	2,125	274,849
FGR	462	55	2024	254	32,853
FOP	24	30	2024	7	906
FOP	150	30	2024	45	5,820
TOTALS	2,761			2,431	314,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 2125						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			314,426
TOTAL MARKET OB/XF VALUE			2,580
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			341,006
SOH/AGL Deduction			0
ASSESSED VALUE			341,006
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			289,595
TOTAL JUST VALUE			341,006
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2643	2/16/2024	WD Q	Q	I	01	375,500
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: ROBINSON SPENCER TR						
1429/2233	2/04/2021	WD Q	Q	V	05	320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	100	0	0			3.00	100	2024	2023		100	2,580	

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	24,000.00	24,000.00	24,000							

BUILDING NOTES											
BAS=[YR=2024;ORIG=60,10] S32 E22 S8 E11 N4 E6 S4 S5 E17 N45 W17 W15 W24 \$											
FOP=[YR=2024;ORIG=84,0] S10 E15 N10 W15 \$											
FGR=[YR=2024;ORIG=60,42] S21 E22 N13 N8 W22 \$											
FOP=[YR=2024;ORIG=93,46] S4 E6 N4 W6 \$											

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	24,000.00	24,000.00	24,000							