

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
BAS	840	100	
FGR	252	55	
FGR	252	55	
FOP	48	30	
FOP	48	30	
PTO	120	5	
PTO	120	5	
TOTALS	2,520		1,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2025								
Heated Area: 1680 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			192,408
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			228,908
SOH/AGL Deduction			0
ASSESSED VALUE			228,908
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,908
TOTAL JUST VALUE			228,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,218

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2018	8/13/2024	WD	Q	I	01	420,000
GRANTOR: REDMOND CHRISTIAN SCH						
GRANTEE: JAA INVESTMENT PROP						
1506/1967	1/22/2024	WD	U	I	17	100
GRANTOR: QUPANUAQ						
GRANTEE: REDMOND CHRISTIAN S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE 04/14/2026 MLU			
XF DATE			
AG DATE			

BUILDING DIMENSIONS											
BAS= W12 PTO= N10 W12 S10 E12\$ W26 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9 \$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17 FOP= S4 E12 N4 W12\$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12\$ W24\$.											

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	0800	C	MULTI-FAM	0		RMF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

