



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1.5 100				
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	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	34317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	98,362
FCP	242	25		60	5,758
FOP	48	30		14	1,343
UST	66	45		30	2,879
TOTALS	1,381			1,129	108,342

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,129	122.4000	137.09	154,775	1972	1995		0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 1025 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		108,342	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		121,342	
SOH/AGL Deduction		0	
ASSESSED VALUE		121,342	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		121,342	
TOTAL JUST VALUE		121,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052878	Roof Replacement	8,700	04/14/2025
000048185	Electrical Servic	0	09/18/2023
000047232	Electrical Servic	0	05/15/2023
000045081	Remodel	8,731	08/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1225	4/15/2025	WD	Q	I	01	166,000
GRANTOR: SAIN DAVID D						
GRANTEE: SHARKEY PHILIP						
1519/542	7/12/2024	WD	Q	I	01	90,000
GRANTOR: MONTESINOS DELIA						
GRANTEE: SAIN DAVID D						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S25 E25 FOP= S3 E16N3 W16\$ E16 FCP= S3 E11 N22 W11 S19\$ N19 UST= E11 N6 W11 S6\$ N6\$.	

LAND DESCRIPTION																								
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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							