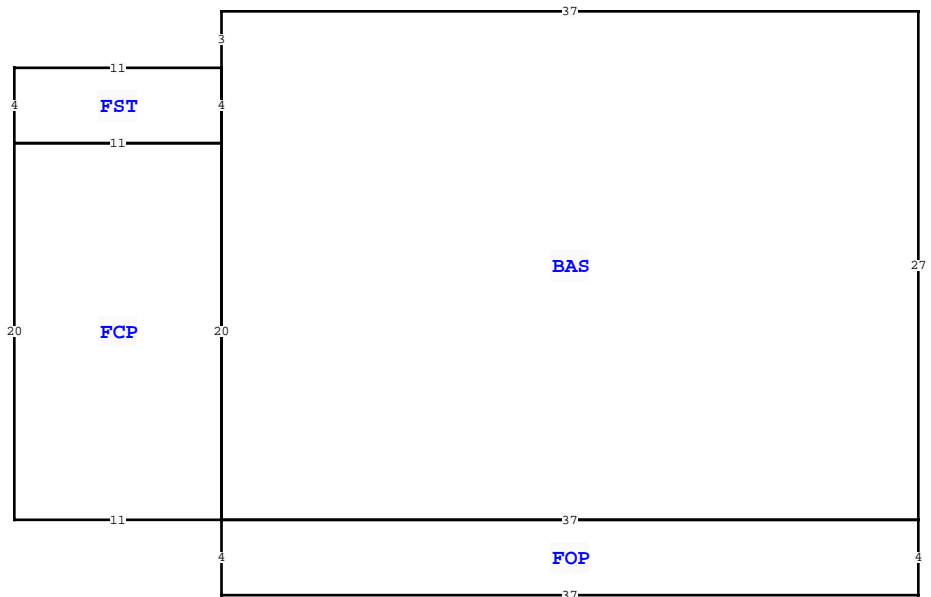


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	34317.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	999	100	
FCP	220	25	
FOP	148	30	
FST	44	55	
TOTALS	1,411		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,122	122.2980	136.97	153,680	1961	2000	0	0	31.25	68.75
1 SINGLE FAM 0% - 2026 Heated Area: 999 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			105,655
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			126,755
SOH/AGL Deduction			0
ASSESSED VALUE			126,755
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,755
TOTAL JUST VALUE			126,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047695	Roof Replacement	5,200	07/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/979	2/13/2025	QC	U	I	11	100

GRANTOR: MINCHIN RONALD III
GRANTEE: MINCHIN JAMES RONALD
1497/78 8/14/2023 WD Q I 01 165,000
GRANTOR: HUDSON W KEITH
GRANTEE: MINCHIN RONALD III

BUILDING NOTES
BAS= W37 S3 FST= W11 S4 E11 N4\$ S4 FCP= W11 S20 E11 N20\$ S20
FOP= S4 E37 N4 W37 \$ E37 N27\$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	0	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	0		RSF-2	84.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							