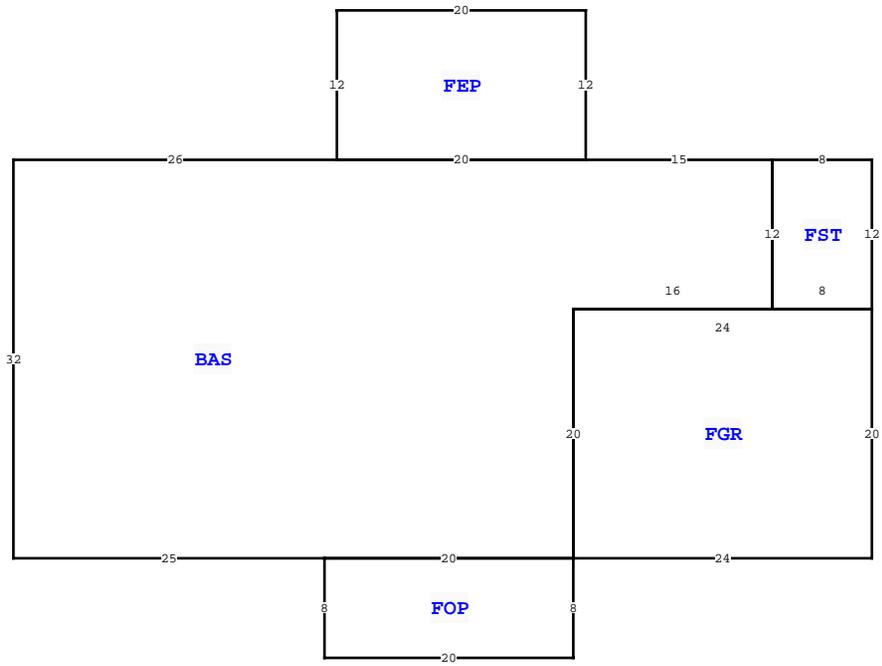




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	07	CORK/VTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
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	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	34417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	152,870
FEP	240	80		192	17,985
FGR	480	55		264	24,729
FOP	160	30		48	4,496
FST	96	55		53	4,964
TOTALS	2,608			2,189	205,044

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: 1632				HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		205,044	
TOTAL MARKET OB/XF VALUE		6,934	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		243,978	
SOH/AGL Deduction		72,428	
ASSESSED VALUE		171,550	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		120,139	
TOTAL JUST VALUE		243,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055018	Roof Replacement	7,800	02/13/2026
000051994	Electrical Servic	0	01/06/2025
11241	SFR	205	06/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/639	5/21/2024	WD	U	I	18	260,000

GRANTOR: THE SECRETARY OF VETR
GRANTEE: CHRISTIE CHAD
1504/2284 12/15/2023 WD U I 18 100
GRANTOR: NEWREZ LLC DBA SHELLP
GRANTEE: THE SECRETARY OF VE

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	697.00	UT	2.00	2.00	100	1996	1996	3	100	1,394	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0031	BARN, MT AE	0	100	18	360.00	UT	9.00	9.00	100	2012	2012	3	100	3,240	

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							