

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	
FOP	168	30	
FOP	324	30	
FUS	864	100	
TOTALS	3,300		

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%	- 2022									
				Heated Area: 2808				HX Base Yr 2022				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			350,629
TOTAL MARKET OB/XF VALUE			22,270
TOTAL LAND VALUE - MARKET			99,900
TOTAL MARKET VALUE			472,799
SOH/AGL Deduction			67,294
ASSESSED VALUE			405,505
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			354,094
TOTAL JUST VALUE			472,799
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6882	SFR	49,000	02/24/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/175	11/15/2021	WD	Q	I	01	425,000
GRANTOR: GONZALEZ MICHAEL						
GRANTEE: WALKER TRAVIS						
1366/0985	8/07/2018	WD	Q	I	01	266,000
GRANTOR: DOUGLAS J & PATRICIA						
GRANTEE: MICHAEL & JAMIE GON						

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	0294	SHED WOOD/	0	100	12	15	180.00	UT	7.50	60	1993	1993	3	60	810	
2	0040	BARN, POLE	0	100	34	36	1,224.00	UT	2.50	100	2010	2010	3	100	3,060	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	
4	0210	GARAGE U	0	100	0	0	900.00	UT	20.00	100	2022	2021		100	18,000	

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	DPHT 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		00	0.00	0.00	4.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,850							
2	0000	C	VAC RES	100			0.00	0.00	6.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,050							