

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	2024	1,804	221,503
FGR	532	55	2024	293	35,976
FOP	128	30	2024	38	4,666
FOP	236	30	2024	71	8,718
TOTALS	2,700			2,206	270,862

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%	- 2024								
Heated Area: 1804										HX Base Yr 2024	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			270,862
TOTAL MARKET OB/XF VALUE			15,210
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			316,072
SOH/AGL Deduction			146,143
ASSESSED VALUE			169,929
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			118,518
TOTAL JUST VALUE			316,072
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048931	Storage Building	17,000	01/02/2024
000047842	New Residential C	230,000	08/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1028	3/19/2026	LE U	I	14		0
GRANTOR: HASTINGS ROBERT O (EN)						
GRANTEE: THOMAS ANGELITA MAR						
1504/1182	12/07/2023	WD Q	I	01		380,000
GRANTOR: TERRY CRAIG						
GRANTEE: HASTINGS ROBERT O						

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	100	0	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	
2	0030	BARN,MT	0	100	0	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750	

TOTAL OB/XF										15,210						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/08/2026			MLU										

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=2024;ORIG=16,11] W15 S7 W8 D5L5 W11 N10 W15 S39 E4 S1 E7 N1 E4 N4 E8 N4 E9 S8 E10 N4 E12 N37 \$
 FGR=[YR=2024;ORIG=16,48] W12 S4 W10 S22 E22 N26 \$
 FOP=[YR=2024;ORIG=1,11] W24 S12 E11 U5R5 E8 N7 \$
 FOP=[YR=2024;ORIG=-6,44] W9 S4 W8 S7 E8 N3 E9 N8 \$

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							