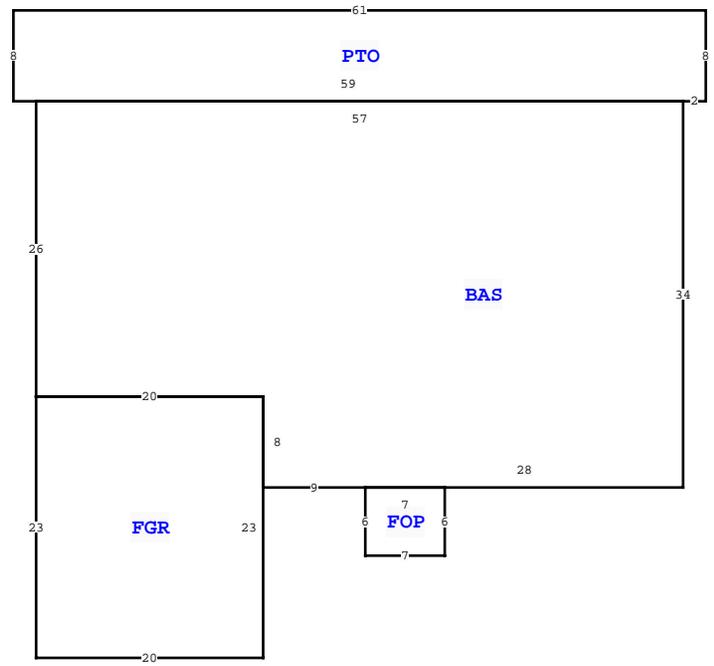


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	34616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,778	100	
FGR	460	55	
FOP	42	30	
PTO	488	5	
TOTALS	2,768		

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		269,812	2004	2015	0	0	10.00	90.00
Heated Area: 1778 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		242,831	
TOTAL LAND VALUE - MARKET		9,950	
TOTAL MARKET VALUE		24,000	
SOH/AGL Deduction		276,781	
ASSESSED VALUE		113,752	
TOTAL EXEMPTION VALUE	HX HB	163,029	
BASE TAXABLE VALUE		51,411	
TOTAL JUST VALUE		111,618	
NCON VALUE		276,781	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		266,169	
LAND:1:1: LOT 3 BLOCK B HOLLINGSWORTH ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049963	Storage Building	15,000	05/28/2024
000049867	Right-of-Way Acce		05/20/2024
000048606	Remodel	4,000	11/07/2023
000047382	Roof Replacement	15,700	06/05/2023
21439	SFR	477	01/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2161	2/06/2024	WD Q	Q	I	01	305,000
GRANTOR: SUAREZ JOSE						
GRANTEE: HARPER JAMES D						
0003/1980	12/19/2003	WD Q	Q	V		10,300
GRANTOR: THELMA DERKSEN TRUSTE						
GRANTEE: SUAREZ						

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	0	900.00	UT	2.00	2.00	100	2004	2004	3	100	1,800		
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50		
3	0030	BARN, MT	0	100	0	0	450.00	UT	18.00	18.00	100	2025	2024		100	8,100		
TOTALS															2,768	2,068	242,831	

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	24,000.00	24,000.00	24,000							