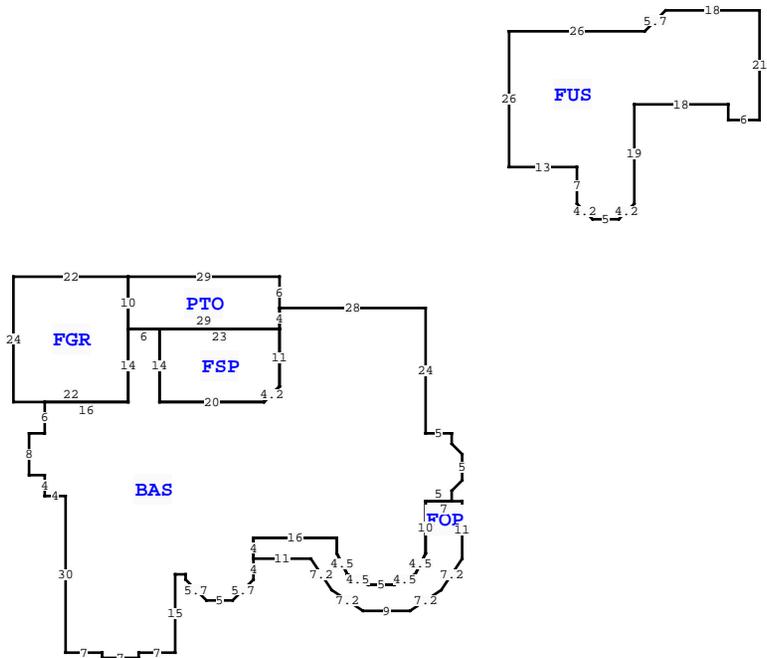


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories		2. 2. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,314	100	
FGR	528	55	
FOP	290	30	
FSP	318	40	
FUS	1,159	100	
PTO	290	5	
TOTALS	5,899		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,991	151.8298	182.20	909,360	2005	2015	0	0	10.00	90.00	
1 EXCEPT SFR 0% - 2025 Heated Area: 4473 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			818,424
TOTAL MARKET OB/XF VALUE			73,759
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			1,252,183
SOH/AGL Deduction			0
ASSESSED VALUE			1,252,183
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,252,183
TOTAL JUST VALUE			1,252,183
NCON VALUE			33,750
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,229,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052297	Electrical Servic	0	02/11/2025
000052202	Right-of-Way Acce		01/30/2025
000047124	Roof Replacement	41,648	05/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/549	2/15/2024	WD	Q	I	01	1,390,000
GRANTOR: CONNELL STACEY						
GRANTEE: HIGMAN WILLIAM						
1468/642	6/03/2022	WD	U	I	11	100
GRANTOR: CONNELL SANDRA FKA SA						
GRANTEE: CONNELL STACEY						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	20	24	480.00	UT	2.50	2.50	100	2005
2	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2005
3	0280	POOL R/CON	0	0	20	40	849.00	UT	70.00	70.00	100	2006
4	0166	CONC, PAVMT	0	0	0	0	1,320.00	UT	2.50	2.50	100	2006
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
6	0030	BARN, MT	0	0	30	70	2,100.00	UT	15.00	15.00	100	2026
7	0251	LEAN TO W/	0	0	10	30	300.00	UT	7.50	7.50	100	2026

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
1	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00
2	9900	C	AC NON-AG	0					79.00	AC		1.00
TOTAL OB/XF 73,759												

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/10/2025 MLU												

BUILDING DIMENSIONS												
BAS= W28 PTO= N6 W29 S10 E29 N4\$ S4 FSP= W23 S14 E20 R3 U3												
N11\$ S11 D3 L3 W20 N14 W6 FGR= N10 W22 S24 E22 N14\$ S14 W16												
S6 W3 S8 E3 S4 E4 S30 E7 S1 E7 N1 E7 N15 E2 S1 R4 D4 E5 U4												
R4 N4 FOP= E11 D6 R4 D4 R6 E9 R6 U4 R4 U6 N11 W7												
S10 L2 D4 L4 D2 W5 U2 L4 U4 L2 N3 W16 S4\$ N4 E16 S3												
R2 D4 R4 D2 E5 U2 R4 U4 R2 N10 E5 N2 U2 R2 N5 L2 U2												
N2 W5 N24\$ PTR= E40 N20 FUS= N19 E18 S3 E6 N21 W18 D4 L4												
W26 S26 E13 S7 R3 D3 E5 U3 R3 \$ W40 S20\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00
2	9900	C	AC NON-AG	0					79.00	AC		1.00