

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		1	100
Bathrooms		1	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	801	100	2024
FGR	638	55	2024
FOP	32	30	2024
FSP	345	40	2024
TOTALS	1,816		

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
1	SINGLE FAM	0%	- 2024																								
Heated Area: 801 HX Base Yr																											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td></td> <td>04/18/2023</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				04/07/2025		04/18/2023		
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			04/07/2025		04/18/2023																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,518
TOTAL MARKET OB/XF VALUE			7,040
TOTAL LAND VALUE - MARKET			82,665
TOTAL MARKET VALUE			182,211
SOH/AGL Deduction			0
ASSESSED VALUE			182,211
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,211
TOTAL JUST VALUE			255,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047053	New Residential C	109,000	04/24/2023
38067	STORAGE	170	05/02/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1929	11/05/2025	WD	Q	I	04	112,500
GRANTOR: CALHOUN JAMES R						
GRANTEE: MATUKAITIS CHARLES						
1341/2004	6/12/2017	WD	Q	V	01	45,000
GRANTOR: MEADOWS LLC						
GRANTEE: ANGEL D ROSADO MALD						

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	0	11 32		20.00	20.00	100	2019	2019	3	100	7,040	

BUILDING NOTES									
<p>BAS=[YR=2024;ORIG=50,-1] W20 S3 W19 S19 E22 E17 N22 \$ FSP=[YR=2024;ORIG=50,-13] W27 S15 E7 N3 E20 N12 \$ FOP=[YR=2024;ORIG=30,21] E8 S4 W8 N4 \$ FGR=[YR=2024;ORIG=50,-1] E29 S22 W29 N22 \$</p>									

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	DPTH 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	0					1.00	AC		1.00	1.00	0.75	11,000.00	8,250.00	8,250							
2	6200	A	PASTURE 3	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	280.00	280.00	280							
3	6200	A	PASTURE 3	0					4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
4	9910	M	MKT.VAL.AG	0					9.02	AC		1.00	1.00	0.75	11,000.00	8,250.00	74,415							