

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,034	120.5710	137.45	417,023	1974	1985	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2630 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		271,065	
TOTAL MARKET OB/XF VALUE		25,481	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		338,546	
SOH/AGL Deduction		10,922	
ASSESSED VALUE		327,624	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		276,213	
TOTAL JUST VALUE		338,546	
NCON VALUE		21,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,793	

QUALITY	DOR CODE	MAP NUM	MKT AREA		
07 07	0100		06		
NEIGHBORHOOD/LOC 26316.030 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,442
BAS	2,390	100		2,390	213,529
FGR	440	55		242	21,621
FOP	196	30		59	5,272
FST	100	55		55	4,914
UOP	240	20		48	4,289
TOTALS	3,606			3,034	271,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053714	Swimming Pool and	71,000	07/30/2025
000042120	Roof Replacement	19,713	06/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1396	12/28/2023	WD	U	I	11	100
GRANTOR: CHAPMAN ROBERT E IV						
GRANTEE: CHAPMAN ROBERT E IV						
1435/2490	4/21/2021	WD	U	I	30	165,000
GRANTOR: CHAPMAN ROBERT E &						
GRANTEE: CHAPMAN ROBERT E IV						

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	0	1.00	0.00	100	0	0	3	100	207	
2	0190	FPLC PF	0	100	0	0	0	1.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	0	350.00	4.50	75	1993	1993	3	75	1,181	
4	0260	PAVEMENT-A	0	100	0	0	0	2,294.00	1.10	75	1993	1993	3	75	1,893	
5	0281	POOL R/FIB	0	100	12	25	0	300.00	65.00	100	2026	2025		98	19,110	
6	0169	FENCE/WOOD	0	100	0	0	0	140.00	13.50	100	2026	2025		100	1,890	

BLD DATE		LGL DATE	
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W20 UOP= N12 W20 BAS= W20 S12 E20 N12\$ S12 E20\$ W50 S27 E20 S10 E10 FOP= S7 E28 N7 W28\$ E40 N10 FGR= E20 N22 W20 S22\$N22 FST= E20 N5 W20 S5\$ N5\$.	

LAND DESCRIPTION																								
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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							