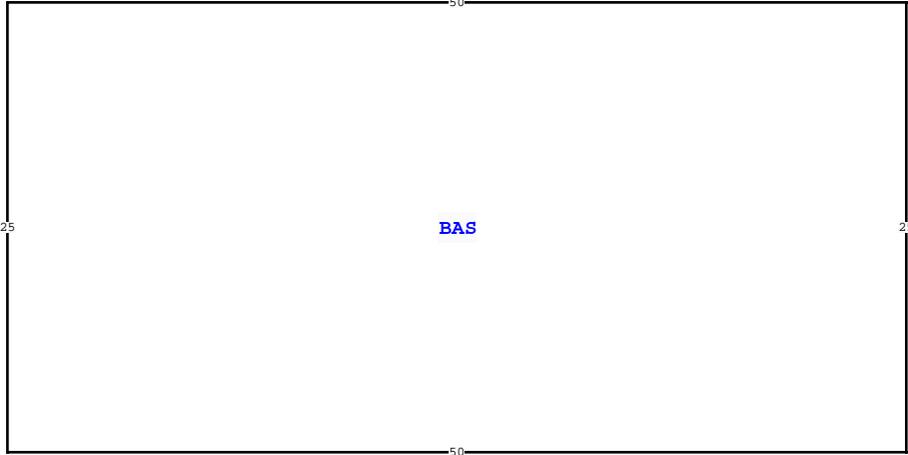


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		1	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,250	100	
TOTALS	1,250		1,250 16,780

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8801	06	1,250	67.2840	25.57	31,962	1994	1994	0	0	47.50	52.50
2 C B MISC		0% - 0		Heated Area: 1250				HX Base Yr			



COLUMBIA COUNTY PROPERTY				PAGE 1 of 4	2	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				1,269,697		
TOTAL MARKET OB/XF VALUE				293,257		
TOTAL LAND VALUE - MARKET				245,910		
TOTAL MARKET VALUE				1,808,864		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,808,864		
TOTAL EXEMPTION VALUE		ID		1,018,517		
BASE TAXABLE VALUE				790,347		
TOTAL JUST VALUE				1,808,864		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,726,599		
XFOB:15:1: CHAIN LINK FENCE WITH WOOD POST						
XFOB:14:1: RR SPUR NOT USEABLE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000050264	Modular Building	200,000	07/02/2024			
000049870	Right-of-Way Acce		05/20/2024			
000048866	New Commercial Co	1,600,000	12/15/2023			
000047919	New Commercial Co	1,500,000	08/18/2023			
000046873	Electrical Servic	10,000	03/30/2023			
000046311	Electrical Servic	160,000	01/19/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD U		I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD U		I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= S25 E50 N25 W50\$.						

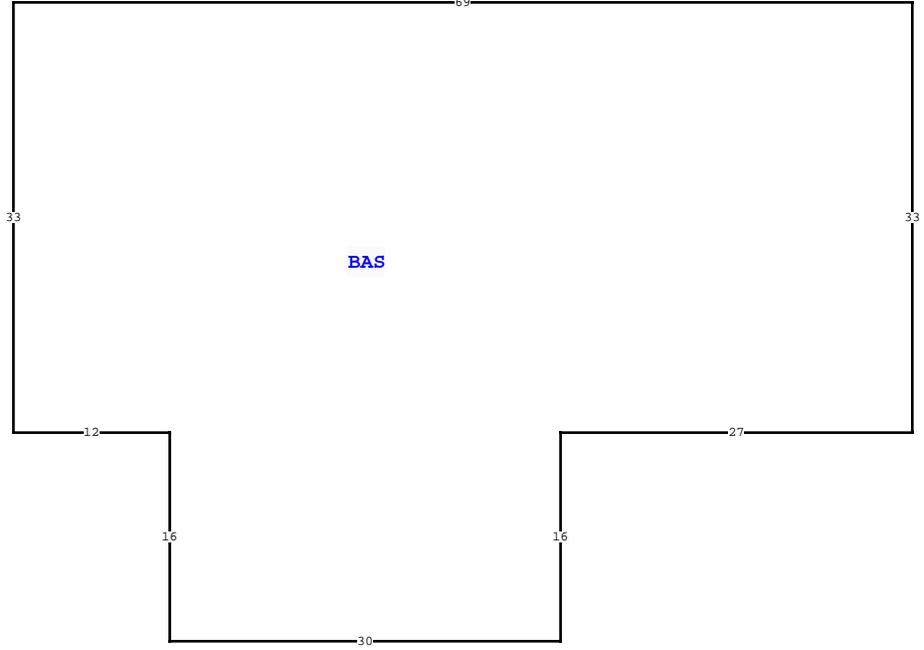
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	0	7	12	1.00	UT	0.00	100	1970	1970	3	100	200	
2	0040	BARN,POLE	0	0	37	49	1.00	UT	0.00	100	1970	1970	3	100	5,439	
3	0030	BARN,MT	0	0	16	20	320.00	UT	11.00	100	0	0	3	100	3,520	
4	0040	BARN,POLE	0	0	60	120	6,000.00	UT	5.00	100	0	0	3	100	30,000	
5	0040	BARN,POLE	0	0	40	123	4,920.00	UT	2.00	100	0	0	3	100	9,840	
6	0040	BARN,POLE	0	0	16	50	800.00	UT	2.00	100	0	0	3	100	1,600	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	2,000	
8	0166	CONC,PAVMT	0	0	25	46	1,150.00	UT	1.50	100	1994	1994	3	100	1,725	
9	0120	CLFENCE 4	0	0	0	0	4,870.00	UT	1.00	100	0	0	3	100	4,870	
10	0252	LEAN-TO W/	0	0	20	22	440.00	UT	2.00	100	0	0	3	100	880	

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	4300	C	LUMBER YRD	0		I	0.00	0.00	35.13	AC		1.00	1.00	0.50	14,000.00	7,000.00	245,910							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur		N/A 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Air Condition		N/A 100	
Heating Type	09	ENG F AIR 100	
Plumbing		0 100	
Frame		N/A 100	
Story Height		20 100	
RMS		0 100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	02	02 100	
Quality	02	02	
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,757	100	
TOTALS	2,757		61,301

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8100	06	2,757	57.1834	27.45	75,680	2007	2007	0	0	19.00	81.00
3 MANUF HEVY 0% - 0 Heated Area: 2757 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,269,697
TOTAL MARKET OB/XF VALUE			293,257
TOTAL LAND VALUE - MARKET			245,910
TOTAL MARKET VALUE			1,808,864
SOH/AGL Deduction			0
ASSESSED VALUE			1,808,864
TOTAL EXEMPTION VALUE	ID		1,018,517
BASE TAXABLE VALUE			790,347
TOTAL JUST VALUE			1,808,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,726,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19881	PUMP/UTPOL	30	08/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD	U	I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	0296	SHED METAL	0	0	15	12	180.00	UT	11.00	11.00	50
12	0070	CARPORT UF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
13	0040	BARN, POLE	0	0	20	20	400.00	UT	6.50	6.50	100
14	0296	SHED METAL	0	0	16	12	192.00	UT	15.00	15.00	100
15	0166	CONC, PAVMT	0	0	0	0	415.00	UT	3.00	3.00	100
16	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100
17	0260	PAVEMENT-A	0	0350	220		77,000.00	UT	2.00	2.00	100
18	0260	PAVEMENT-A	0	0900	20		18,000.00	UT	2.00	2.00	100
19	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100
20	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100

TOTAL OB/XF												201,215												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

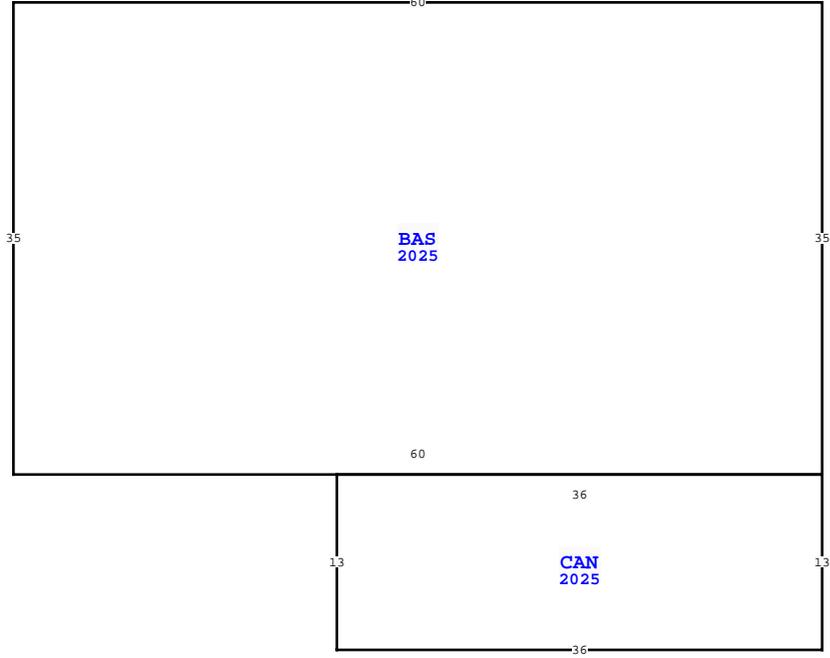
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W69 S33 E12 S16 E30 N16 E27 N33S.	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		9	100
Stories	1.	1.	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	4300 LUMBER YARD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,100	100	2025
CAN	468	30	2025
TOTALS	2,568		
TOTAL ADJ AREA	2,240		
SUBAREA MARKET VALUE	242,273		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4 OFFICE LOW		0%	- 2025								
				Heated Area: 2100			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 3 of 4	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,269,697
TOTAL MARKET OB/XF VALUE			293,257
TOTAL LAND VALUE - MARKET			245,910
TOTAL MARKET VALUE			1,808,864
SOH/AGL Deduction			0
ASSESSED VALUE			1,808,864
TOTAL EXEMPTION VALUE	ID		1,018,517
BASE TAXABLE VALUE			790,347
TOTAL JUST VALUE			1,808,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,726,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/2493	10/29/2018	WD	U	I	35	859,000
GRANTOR: COCRAN FOREST PRODUCT						
GRANTEE: ROBBINS REAL ESTATE						
0650/0843	4/28/1988	WD	U	I		200,000
GRANTOR: SOUTHERN WOOD						
GRANTEE: COCHRAN FOREST						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
21	0296	SHED METAL	0	0	12	8	96.00	UT	18.00	18.00	100
22	0296	SHED METAL	0	0	30	8	240.00	UT	18.00	18.00	100
23	0166	CONC,PAVMT	0	0	0	0	8,640.00	UT	3.00	3.00	100
TOTALS											
TOTAL OB/XF 31,968											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,0] S35 E60 N35 W60 \$	
CAN=[YR=2025;ORIG=70,35] W36 S13 E36 N13 \$	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

