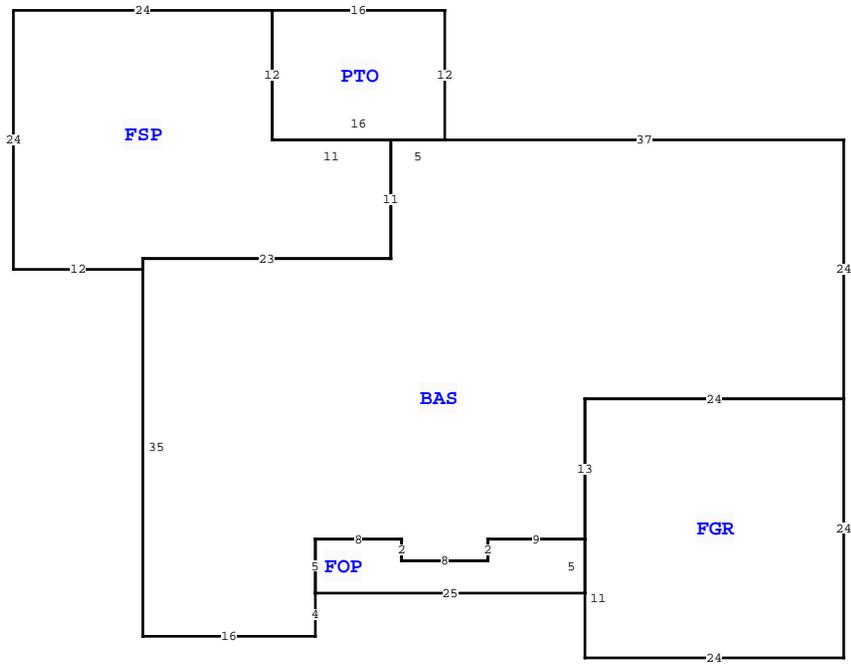


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	35516.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	276,582
FGR	576	55		317	43,838
FOP	109	30		33	4,564
FSP	685	40		274	37,892
PTO	192	5		10	1,383
TOTALS	3,562			2,634	364,259

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% - 2019		148.70	391,676	2018	2018	0	0	7.00	93.00
Heated Area: 2000										HX Base Yr 2019	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			364,259
TOTAL MARKET OB/XF VALUE			13,800
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			443,059
SOH/AGL Deduction			271,181
ASSESSED VALUE			171,878
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			120,467
TOTAL JUST VALUE			443,059
NCON VALUE			300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053559	Right-of-Way Acce		07/11/2025
35381	SFR	1,023	06/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/1397	5/05/2017	WD	U	V	11	100
GRANTOR: GLENDA J GUARD & KENN						
GRANTEE: GLENDA J GUARD & KE						
1308/2510	1/27/2016	WD	Q	V	01	45,000
GRANTOR: GLEN FORD & DELORES S						
GRANTEE: GLENDA J GUARD						

EXTRA FEATURES															BLD DATE	LGL DATE	
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	0031	BARN,MT AE	0	100	24	25	600.00	UT	9.00	9.00	100	2018	2018	3	100	5,400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2024	2023		100	200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
TOTALS															13,500		

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	65,000.00	65,000.00	65,000							

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 364,259 TOTAL MARKET OB/XF VALUE 13,800 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 443,059 SOH/AGL Deduction 271,181 ASSESSED VALUE 171,878 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 120,467 TOTAL JUST VALUE 443,059 NCON VALUE 300 INCOME VALUE PREVIOUS YEAR MKT VALUE 430,513										
DOR CODE 0100 SINGLE FAMILY																	PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM																											
NEIGHBORHOOD/LOC 35516.040 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN SALE PRICE 1336/1397 5/05/2017 WD U V 11 100 GRANTOR: GLENDA J GUARD & KENN GRANTEE: GLENDA J GUARD & KE 1308/2510 1/27/2016 WD Q V 01 45,000 GRANTOR: GLEN FORD & DELORES S GRANTEE: GLENDA J GUARD										
TOTALS																	BLD DATE		LGL DATE		05/07/2026		MLU				
EXTRA FEATURES																	XF DATE		LAND DATE								
																	INC DATE		AG DATE								
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												
11	0214	GRN HOUSE	0 100	0 0	1.00	UT	300.00	300.00	100	2026	2025		100	300													

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					