



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,848	100	
FEP	192	80	
FOP	680	30	
TOTALS	2,720		

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% - 0		117.86	259,999	1979	1979	0	0	35.00	65.00

Heated Area: 1848 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			168,999
TOTAL MARKET OB/XF VALUE			8,950
TOTAL LAND VALUE - MARKET			380,820
TOTAL MARKET VALUE			208,917
SOH/AGL Deduction			81,110
ASSESSED VALUE			127,807
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			76,396
TOTAL JUST VALUE			558,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			486,576
SALE:4:1: FAMILY PASSING PROP BACK & FORTH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044932	Roof Replacement	8,085	07/11/2022
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1261/2645	8/06/2013	LE U V	30 100
GRANTOR: L J COBB & MAURCINE W			
GRANTEE: BEVERLY SUE COBB			
1261/2640	8/06/2013	LE U V	30 100
GRANTOR: L J COBB & MAURCINE W			
GRANTEE: L J COBB 111			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W60 FEP= W8 S24 E8 N24\$S24 FOP= W8 S8 E36 S17 E32 N8W24 N17 W36\$ E36 S17 E24 N41\$.			

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0070	CARPORT UF	0.00
3	0296	SHED METAL	0.00
4	9945	Well/Sept	7,000.00
TOTALS		2,720	168,999

TOTAL OB/XF																
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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	600	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS										8,950						

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	8,250							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
3	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	25.00	25.00	150							
4	5600	A	TIMBER 3	0		A-1	0.00	0.00	60.74	AC		1.00	1.00	1.00	281.00	281.00	17,068							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	66.74	AC		1.00	1.00	1.00	5,500.00	5,500.00	367,070							