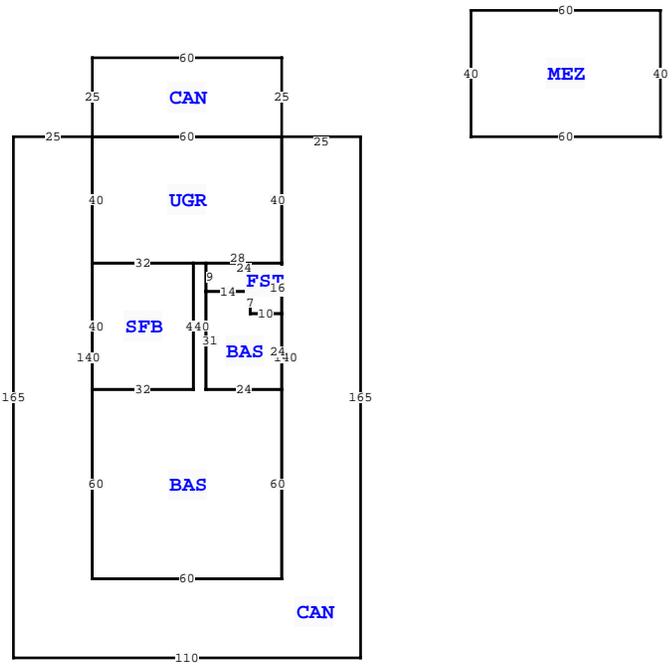


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	0 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Quality	05 05
DOR CODE	1100 STORES/1 STORY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36316.00 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	674 100 674 18,886
BAS	3,760 100 3,760 105,355
CAN	1,500 30 450 12,609
CAN	9,750 30 2,925 81,959
FST	286 50 143 4,007
MEZ	2,400 20 480 13,450
SFB	1,280 80 1,024 28,693
UGR	2,400 40 960 26,899
TOTALS	22,050 10,416 291,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B R	0%	- 2025		486,427	1991	1991	0	0	40.00	60.00
Heated Area: 5714 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			291,856
TOTAL MARKET OB/XF VALUE			21,153
TOTAL LAND VALUE - MARKET			562,536
TOTAL MARKET VALUE			875,545
SOH/AGL Deduction			0
ASSESSED VALUE			875,545
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			875,545
TOTAL JUST VALUE			875,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			857,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2234	1/05/2024	WD	U	I	30	560,000
GRANTOR: MCDUFFIE MARINE & SPO						
GRANTEE: MCDUFFIE MARINE & O						
0832/0893	5/15/1996	WD	Q	V	03	307,100
GRANTOR: W C MCDUFFIE						
GRANTEE: MCDUFFIE MARINE & S						

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	0260	PAVEMENT-A	0	0	0	35,698.00	UT	0.90	0.90	40	1993	1993	3	40	12,851	
2	0169	FENCE/WOOD	0	0	0	75.00	UT	4.00	4.00	100	1993	1993	3	100	300	
3	0140	CLFENCE	6	0	0	1,264.00	UT	3.80	3.80	50	1993	1993	3	50	2,402	
4	0060	CARPORT F	0	0	24	600.00	UT	12.00	12.00	50	1993	1993	3	50	3,600	
5	0140	CLFENCE	6	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
TOTALS															21,153	

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	1100	C	STORE 1FLR	0		CI	200.00	350.00	70,000.00	SF		1.00	1.00	0.75	10.00	7.50	525,000							
2	1100	C	STORE 1FLR	0		CI	0.00	0.00	20,852.00	SF		1.00	1.00	0.60	1.35	0.81	16,890							
3	1100	C	STORE 1FLR	0		CI	0.00	0.00	61,172.00	SF		1.00	1.00	0.25	1.35	0.34	20,646							