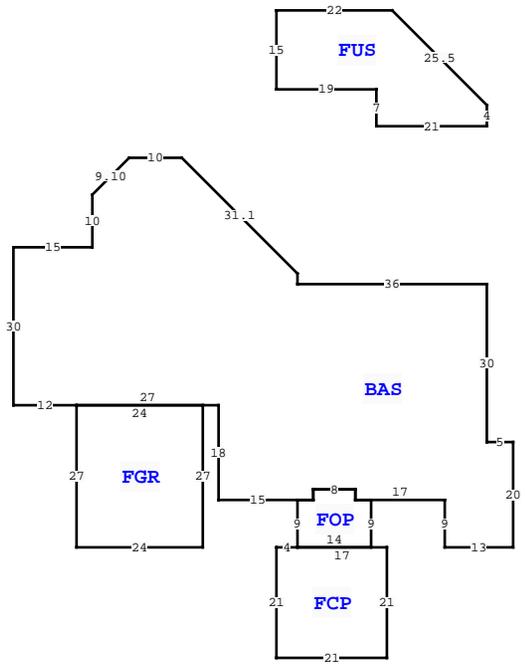


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	15	HARDTILE	20
Interior Floor	19	MARBLE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,919	100	
FOP	441	25	
FGR	648	55	
FOP	142	30	
FUS	585	100	
TOTALS	5,735		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEPT SFR	100%	- 2022		Heated Area: 4504					HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	737,175			
TOTAL MARKET OB/XF VALUE	45,556			
TOTAL LAND VALUE - MARKET	49,800			
TOTAL MARKET VALUE	832,531			
SOH/AGL Deduction	162,302			
ASSESSED VALUE	670,229			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	618,818			
TOTAL JUST VALUE	832,531			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	807,624			

SALE:1:1: WANTED PROPERTY - PAID TOO MUCH
LAND:1:1: NICE BUILDING LOTADJ;4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15429	POOL	135	04/27/1999
14716	SFR	650	11/11/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1083	9/30/2021	WD Q	Q	I	01	750,000

GRANTOR: ROCCO RUSSELL THOMAS
GRANTEE: WHITE CHRIS
1382/1241 4/12/2019 WD U I 30 100
GRANTOR: RUSSELL & AVELINA ROC
GRANTEE: RUSSELL & AVELINA R

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1999
2	0166	CONC,PAVMT	0	100	0	8,396.00	UT	1.50	1.50	100	1999
3	0280	POOL R/CON	0	100	0	752.00	UT	70.00	70.00	100	1999
4	0166	CONC,PAVMT	0	100	0	1,384.00	UT	1.50	1.50	100	1999
5	0258	PATIO	0	100	0	1,490.00	UT	1.50	1.50	100	1999
6	0169	FENCE/WOOD	0	100	0	146.00	UT	7.50	7.50	100	1999
7	0169	FENCE/WOOD	0	100	300	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF												45,556			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	2.49	AC					

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/20/2026 MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W36 N2 U22 L22 W10 L7 D7 S10 W15 S30 E12 FGR= S27 E24 N27 W24\$ E27 S18 E15 FOP= S9 FCP= W4 S21 E21 N21 W17\$ E14 N9 W3 N2 W8 S2 W3\$ E3 N2 E8 S2 E17 S9 E13 N20 W5 N30\$ PTR= N30 FUS= N4 U18 L18 W22 S15 E19 S7 E21\$ S30\$.											

LAND DESCRIPTION												TOTAL OB/XF				45,556			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0100	C	SFR	100		A-1	0.00	0.00	2.49	AC									