

BUILDING CHARACTERISTICS					
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 Floo	14 CARPET 100				
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	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	348	100		348	40,732
BAS	1,508	100		1,508	176,503
FOP	128	30		38	4,448
FSP	150	40		60	7,022
FSP	170	40	2025	68	7,959
FSP	320	40	2025	128	14,981
TOTALS	2,624			2,150	251,645

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%	- 2022		Heated Area: 1856					HX Base Yr	2022	

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			251,645
TOTAL MARKET OB/XF VALUE			27,284
TOTAL LAND VALUE - MARKET			46,200
TOTAL MARKET VALUE			325,129
SOH/AGL Deduction			35,702
ASSESSED VALUE			289,427
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			238,016
TOTAL JUST VALUE			325,129
NCON VALUE			17,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051544	Screen Enclosure	11,500	11/18/2024
000046965	Storage Building	15,000	04/14/2023
32573	MAINT/ALTR	35	12/29/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1771	11/23/2021	WD	Q	I	01	251,200
GRANTOR: GATEWAY DEVELOPMENT L						
GRANTEE: PITZER GARY E & CIN						
1307/0705	1/07/2016	WD	U	I	30	100
GRANTOR: GABRIEL CURRY						
GRANTEE: GATEWAY DEVELOPMENT						

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	0166	CONC, PAVMT	0	100	20	10	200.00	UT	2.00	100	1993	1993	3	100	400	
2	0166	CONC, PAVMT	0	100	3	36	108.00	UT	2.00	100	1993	1993	3	100	216	
3	0296	SHED METAL	0	100	12	20	240.00	UT	10.00	100	2009	2009	3	100	2,400	
4	0166	CONC, PAVMT	0	100	0	0	2,919.00	UT	2.25	100	2009	2009	3	100	6,568	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,200.00	100	2026	2025		100	3,200	
7	0210	GARAGE U	0	100	0	0	1.00	UT	11,500.00	100	2026	2025		100	11,500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	100	2026	2025		100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W20 W32 S29 E16 E36 N29 \$	
BAS=[ORIG=0,29] E12 N29 W12 S29 \$	
FSP=[YR=2025;ORIG=12,-10] W32 S10 E20 E12 N10 \$	
FSP=[YR=2025;ORIG=-35,-10] W17 S10 E17 N10 \$	
FSP=[ORIG=-20,0] N10 W15 S10 E15 \$	
FOP=[ORIG=-36,29] S8 E16 N8 W16 \$	

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	2.31	AC		1.00	1.00	1.00	20,000.00	20,000.00	46,200								