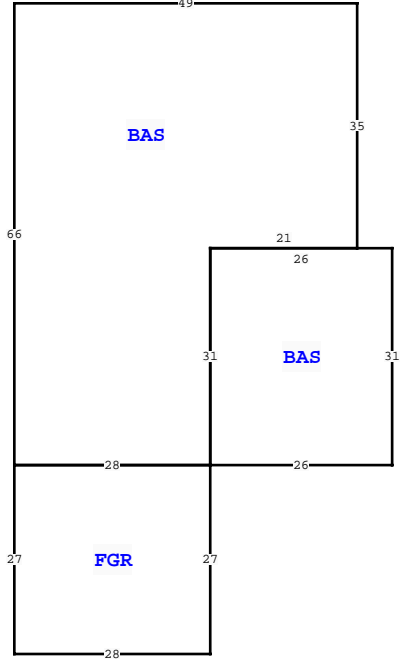


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	0 100
Kitchen Adjus	02	02 100
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
BAS	806	100
BAS	2,583	100
FGR	756	55
TOTALS	4,145	

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%	- 2024								
				Heated Area: 3389							
					HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		366,214
TOTAL MARKET OB/XF VALUE		44,835
TOTAL LAND VALUE - MARKET		46,200
TOTAL MARKET VALUE		457,249
SOH/AGL Deduction		128,946
ASSESSED VALUE		328,303
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,892
TOTAL JUST VALUE		457,249
NCON VALUE		5,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17307	REMODEL	0	08/10/2000
8466	POOL	15,000	06/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2791	6/18/2020	WD Q	Q	I	01	359,900
GRANTOR: CHRISTOPHER D & ELAIN						
GRANTEE: OMAR ALFONSECA & DI						
1230/0334	2/17/2012	WD Q	Q	I	01	247,500
GRANTOR: MAGSTADT MARK A &						
GRANTEE: CHRISTOPHER D & ELA						

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	0180	FPLC 1STRY	0	100	0	3.00	UT	2,000.00	2,000.00	100	0	0	3	100	6,000	
2	0280	POOL R/CON	0	100	36	648.00	UT	70.00	70.00	100	1995	1995	3	40	18,144	
3	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0166	CONC,PAVMT	0	100	0	5,183.00	UT	2.00	2.00	100	1993	1993	3	100	10,366	
5	0296	SHED METAL	0	100	16	384.00	UT	5.00	5.00	100	1993	1993	3	100	1,920	
6	0169	FENCE/WOOD	0	100	0	254.00	UT	7.50	7.50	100	1993	1993	3	100	1,905	
7	0030	BARN,MT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W49 S66 FGR= S27 E28 N27 W28\$ E28 BAS= E26 N31 W26 S31\$ N31 E21 N35\$.											

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							