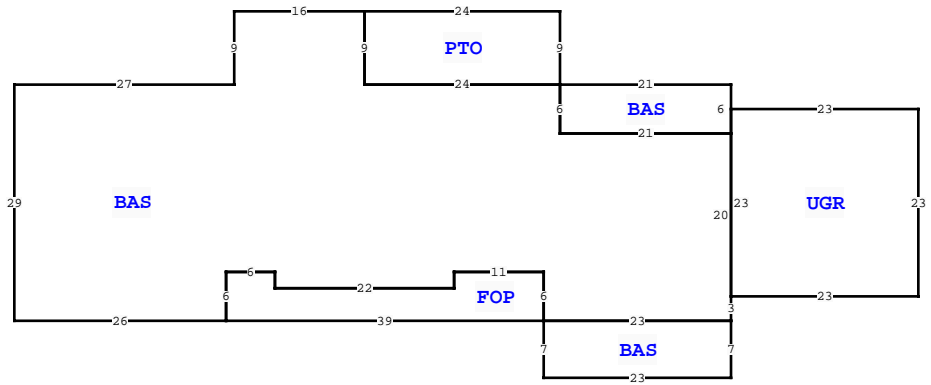




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	17	MSNRY STUC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	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	126	100	
BAS	161	100	
BAS	2,380	100	
FOP	190	30	
PTO	216	5	
UGR	529	45	
TOTALS	3,602		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,973	144.6820	162.04	481,745	1968	1968	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 2667 HX Base Yr											



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100
3	0166	CONC,PAVMT	0	0	0	0	854.00	UT	2.00	2.00	70
4	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50	7.50	20
5	0020	BARN,FR	0	0	25	42	1,050.00	UT	11.00	11.00	30
6	0252	LEAN-TO W/	0	0	12	26	312.00	UT	2.00	2.00	30
7	0169	FENCE/WOOD	0	0	24	25	600.00	UT	2.25	2.25	40
8	0169	FENCE/WOOD	0	0	0	0	240.00	UT	15.50	15.50	100
9	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
10	0166	CONC,PAVMT	0	0	0	0	3,728.00	UT	2.25	2.25	100

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
1	0100	C	SFR	0		A-1	0.00	0.00	2.25	AC	1.00
2	0000	C	VAC RES	0			0.00	0.00	2.00	AC	1.00
TOTAL OB/XF 34,857											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		313,134	
TOTAL MARKET OB/XF VALUE		40,557	
TOTAL LAND VALUE - MARKET		63,750	
TOTAL MARKET VALUE		417,441	
SOH/AGL Deduction		0	
ASSESSED VALUE		417,441	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		417,441	
TOTAL JUST VALUE		417,441	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054281	Right-of-Way Acce		10/20/2025
000054176	Generator		10/01/2025
000053877	Roof Replacement	31,400	08/20/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1207	8/05/2025	WD	Q	I	01	499,000
GRANTOR: PEIFFER CANDICE						
GRANTEE: MCNAIRY REBECCA ANN						
1451/2119	10/27/2021	WD	Q	I	01	425,000
GRANTOR: KAMPMEYER ERVIN L LIV						
GRANTEE: PEIFFER CANDICE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W16 S9 W27 S29 E26 N6 E6 S2 E22 N2 E11 S6 E23 N3 N20 W21 N6 W24 N9 \$
UGR=[ORIG=45,35] E23 N23 W23 S23 \$
PTO=[ORIG=24,9] N9 W24 S9 E24 \$
FOP=[ORIG=-17,38] E39 N6 W11 S2 W22 N2 W6 S6 \$
BAS=[ORIG=22,38] S7 E23 N7 W23 \$
BAS=[ORIG=45,15] N6 W21 S6 E21 \$

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	0		A-1	0.00	0.00	2.25	AC	1.00	1.00	1.00	15,000.00	15,000.00	33,750								
2	0000	C	VAC RES	0			0.00	0.00	2.00	AC	1.00	1.00	1.00	15,000.00	15,000.00	30,000								

