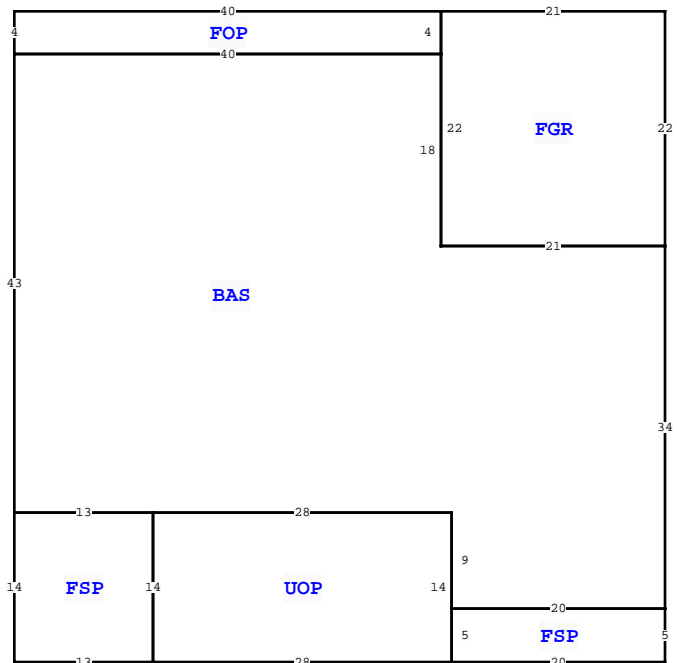




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	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	04	04 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	36716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,425	100		2,425	284,034
FGR	462	55		254	29,750
FOP	160	30		48	5,622
FSP	100	40		40	4,685
FSP	182	40		73	8,550
UOP	392	20		78	9,136
TOTALS	3,721			2,918	341,778

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%	- 2025		455,704	1991	2000		0	25.00	75.00
Heated Area: 2425 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,778
TOTAL MARKET OB/XF VALUE		35,745
TOTAL LAND VALUE - MARKET		133,900
TOTAL MARKET VALUE		511,423
SOH/AGL Deduction		342,546
ASSESSED VALUE		168,877
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,466
TOTAL JUST VALUE		511,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33207	POOL	135	07/21/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2546	1/17/2020	WD Q	Q	I	01	520,000
GRANTOR: JAMES C TATUM & RUBY						
GRANTEE: RICHARD & KAREN B L						
0997/1917	10/15/2003	WD U	U	I	09	412,500
GRANTOR: DENNIS C & DEBRAH S						
GRANTEE: JAMES C TATUM & RUB						

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	0011	BARN, BLK A	0 100	20	25	500.00	UT	14.00	14.00	100	0	0	3	100	7,000	
2	0166	CONC, PAVMT	0 100	20	30	600.00	UT	2.00	2.00	100	0	0	3	100	1,200	
3	0170	FPLC 2STRY	0 100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
4	0166	CONC, PAVMT	0 100	10	45	450.00	UT	2.00	2.00	100	0	0	3	100	900	
5	0166	CONC, PAVMT	0 100	10	12	120.00	UT	2.00	2.00	100	0	0	3	100	240	
6	0166	CONC, PAVMT	0 100	10	20	200.00	UT	2.00	2.00	100	0	0	3	100	400	
7	0261	PRCH, UOP	0 100	10	20	200.00	UT	6.50	6.50	100	0	0	3	100	1,300	
8	0251	LEAN TO W/	0 100	10	25	250.00	UT	3.00	3.00	100	0	0	3	100	750	
9	0261	PRCH, UOP	0 100	10	20	200.00	UT	6.50	6.50	100	0	0	3	100	1,300	
10	0040	BARN, POLE	0 100	30	38	1,140.00	UT	2.50	2.50	70	0	0	3	70	1,995	

TOTAL OB/XF											
17,835											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	03/31/2022								
INC DATE		AG DATE	MLU								

BUILDING NOTES											
BUILDING DIMENSIONS											

FGR= N22 W21 S22 E21\$ BAS= W21 N18 FOP= N4 W40 S4 E40\$ W40
S43 FSP= S14 E13 N14 W13\$ E13 UOP= S14 E28 N14 W28\$ E28 S9
FSP= S5 E20 N5 W20\$ E20 N34\$.

LAND DESCRIPTION																								
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	0132	C	SFR RIVER	100		00	0.00	0.00	10.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	133,900							



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 341,778 TOTAL MARKET OB/XF VALUE 35,745 TOTAL LAND VALUE - MARKET 133,900 TOTAL MARKET VALUE 511,423 SOH/AGL Deduction 342,546 ASSESSED VALUE 168,877 TOTAL EXEMPTION VALUE 51,411 HX HB BASE TAXABLE VALUE 117,466 TOTAL JUST VALUE 511,423 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 516,609										
DOR CODE 0100 SINGLE FAMILY																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 36716.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1403/2546 1/17/2020 WD Q I 01 520,000 GRANTOR: JAMES C TATUM & RUBY GRANTEE: RICHARD & KAREN B L 0997/1917 10/15/2003 WD U I 09 412,500 GRANTOR: DENNIS C & DEBBRAH S GRANTEE: JAMES C TATUM & RUB											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 03/31/2022 MLU INC DATE AG DATE											
EXTRA FEATURES																BUILDING NOTES											
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												
11	0040	BARN, POLE	0 100	16 40	640.00	UT	2.50	2.50	70	0	0	3	70	1,120													
12	0294	SHED WOOD/	0 100	8 8	64.00	UT	7.50	7.50	100	0	0	3	100	480													
13	0084	DOCK-RIVER	0 100	15 20	300.00	UT	14.50	14.50	100	1991	1991	3	40	1,740													
14	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100													
15	0280	POOL R/CON	0 100	10 20	200.00	UT	70.00	70.00	100	2015	2015	3	79	11,060													
16	0282	POOL ENCL	0 100	16 29	464.00	UT	15.00	15.00	100	2015	2015	3	49	3,410													
																	BUILDING DIMENSIONS										
LAND DESCRIPTION						TOTAL OB/XF 17,910																					
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			
REVIEW DATE 12/03/2015 BY HC Total Acres: 10.30 Total Land Value: 133,900 Market: 0 Agricultural: 0 Common: 133,900 PRINTED 06/29/2026 BY SYS																											