

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	03
NEIGHBORHOOD/LOC	28216.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,682	100	
FOP	120	30	
FOP	200	30	
PTO	160	5	
UEP	576	60	
UOP	54	20	
UOP	360	20	
TOTALS	3,152		

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%	- 1996		270,164	1994	1994	0	0	35.00	65.00
Heated Area: 1682 HX Base Yr 1996											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,607
TOTAL MARKET OB/XF VALUE			46,888
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			262,495
SOH/AGL Deduction			76,350
ASSESSED VALUE			186,145
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			135,423
TOTAL JUST VALUE			262,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051822	Generator	0	12/13/2024
39413	STORAGE	0	03/06/2020
33543	M H	720	11/13/2015
24546	POOL	185	05/23/2006
7651	SFR	37,000	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C IV						
1481/1495	11/30/2022	QC	U	I	11	100
GRANTOR: BLANCHARD ROBIN L						
GRANTEE: BLANCHARD JOHN C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	100	2006
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2006
4	0166	CONC,PAVMT	0	100	16	48	768.00	UT	3.00	100	2006
5	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	100	2006
6	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	100	2008
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018
8	0031	BARN,MT AE	0	100	30	36	11,800.00	UT	11,800.00	100	2021
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	100	2021
10	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	100	2021

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	100		A-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 46,688											

BUILDING NOTES											
BAS=[ORIG=0,0] W15 W41 S28 E17 E20 S6 E19 N7 N8 N19 \$											
UEP=[ORIG=20,19] S8 E24 N24 W24 S16 \$											
FOP=[ORIG=0,19] E20 N10 W20 S10 \$											
PTO=[ORIG=0,27] E20 N8 W20 S8 \$											
FOP=[ORIG=-39,28] S6 E20 N6 W20 \$											
UOP=[ORIG=-15,0] N6 W9 S6 E9 \$											
UOP=[ORIG=20,-12] E24 S15 W24 N15 \$											

LAND DESCRIPTION											
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	1.00	LT	1.00

