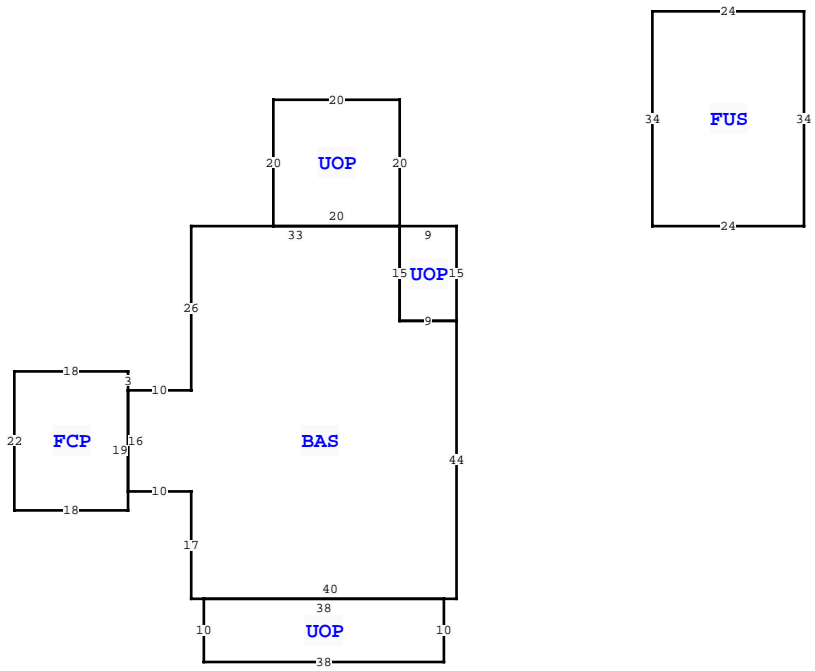




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,503	100	
FCP	396	25	
FUS	816	100	
UOP	135	20	
UOP	380	20	
UOP	400	20	
TOTALS	4,630		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,601	112.5442	126.05	453,906	1940	1960	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 3319 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		366,647	
TOTAL MARKET OB/XF VALUE		21,236	
TOTAL LAND VALUE - MARKET		895,050	
TOTAL MARKET VALUE		451,348	
SOH/AGL Deduction		0	
ASSESSED VALUE		451,348	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		451,348	
TOTAL JUST VALUE		1,282,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,282,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26931	M H	426	04/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/755	10/16/2024	QC	U	I	11	100
GRANTOR: HIXON ELAINE						
GRANTEE: JUANEHIX4, LLC						
1512/2058	4/18/2024	QC	U	I	11	100
GRANTOR: HIXON J. ELAINE						
GRANTEE: JUANEHIXON4, LLC						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	0	32	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0297	SHED CONCR	0	0	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
4	0294	SHED WOOD/	0	0	50	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0294	SHED WOOD/	0	0	45	1.00	UT	0.00	0.00	100	0	0	3	100	200	
6	0020	BARN,FR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF														21,236										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	88.90	AC		1.00	1.00	1.00	280.00	280.00	24,892							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	88.00	AC		1.00	1.00	1.00	281.00	281.00	24,728							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	445.00	445.00	9,345							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	197.90	AC		1.00	1.00	1.00	4,500.00	4,500.00	890,550							

BUILDING NOTES													
BUILDING DIMENSIONS													
UOP= N20 W20 S20 E20\$ BAS= W33 S26 W10 FCP= N3 W18 S22 E18 N19\$S16E10S17E2 UOP= S10 E38 N10 W38\$ E40 N44 UOP= N15W9 S15 E9\$W9 N15\$ PTR=E40 FUS= E24 N34 W24 S34\$ W40\$.													

REVIEW DATE 06/24/2020 BY KR																								
Total Acres: 198.90					Total Land Value: 63,465					Market: 890,550					Agricultural: 58,965					Common: 4,500				

