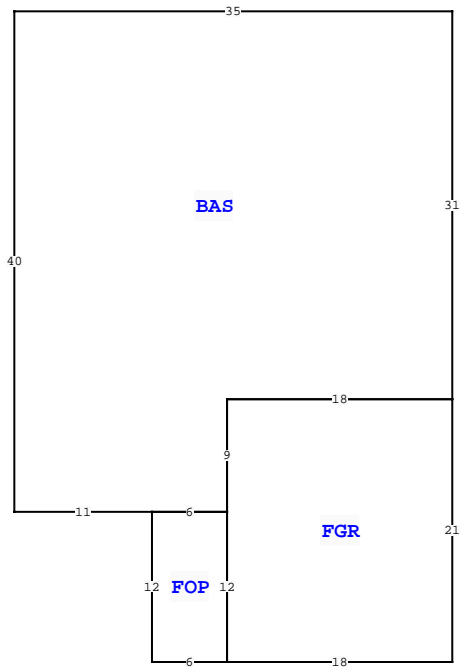


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	06
NEIGHBORHOOD/LOC	3417.1100	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,238	100	1,238
FGR	378	55	208
FOP	72	30	22
TOTALS	1,688		1,468
			118,712

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,468	107.7120	124.41	182,634	1990	1990	0	0	35.00	65.00	
1 SINGLE FAM - 100% - 2013 Heated Area: 1238 HX Base Yr 2013												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			118,712
TOTAL MARKET OB/XF VALUE			678
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			144,140
SOH/AGL Deduction			62,882
ASSESSED VALUE			81,258
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			26,258
TOTAL JUST VALUE			144,140
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042847	Roof Replacement	8,000	09/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1773	10/24/2012	WD	Q	I	01	62,500
GRANTOR: JAMES A WYNKOOP						
GRANTEE: RICHARD & LINDA WEL						
1239/1781	8/03/2012	WD	Q	I	01	65,000
GRANTOR: GEORGE & MIRIAM ENGEL						
GRANTEE: JAMES A WYNKOOP						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

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	0166	CONC,PAVMT	0	100	30	9	UT	1.40	1.40	100	0	0	3	100	378	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2012	2012	3	100	300	

BUILDING NOTES	
BAS= W35 S40 E11 FOP= S12 E6 N12 W6\$ E6 FGR= S12 E18 N21 W18 S9\$ N9 E18 N31\$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750								