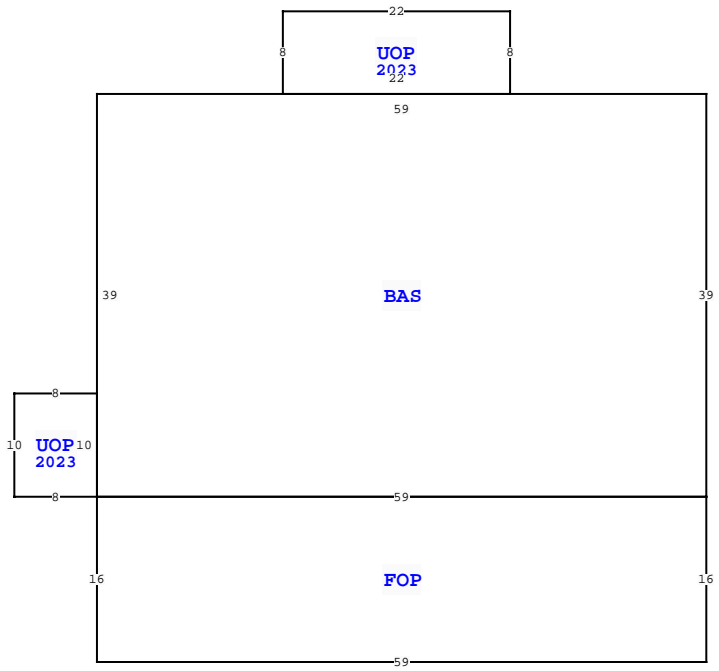


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	05	STEEL	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,301	100	
FOP	944	30	
UOP	80	20	2023
UOP	176	20	2023
TOTALS	3,501		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR/PREMTL	100%	- 2024									Heated Area: 2301	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,911
TOTAL MARKET OB/XF VALUE			90,600
TOTAL LAND VALUE - MARKET			162,700
TOTAL MARKET VALUE			321,511
SOH/AGL Deduction			2,327
ASSESSED VALUE			319,184
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			268,462
TOTAL JUST VALUE			469,211
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35861	PUMP/UTPOL	50	10/09/2017
35676	SFR	1,301	08/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1989	1/10/2022	WD	U	I	11	100
GRANTOR: BS RANCH LLC						
GRANTEE: SEARS BEN						
1337/1980	5/01/2017	WD	Q	V	01	160,000
GRANTOR: GREYSTONE LAND CO						
GRANTEE: BS RANCH 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	0030	BARN,MT	0	100 60 40	2,400.00	UT	20.00	20.00	100	2023	2022		100	48,000	
2	0251	LEAN TO W/	0	100 70 10	700.00	UT	15.00	15.00	100	2023	2022		100	10,500	
3	0166	CONC,PAVMT	0	100 10 60	600.00	UT	5.00	5.00	100	2023	2022		100	3,000	
4	0280	POOL R/CON	0	100 0 0	500.00	UT	60.00	60.00	100	2023	2022		97	29,100	

TOTAL OB/XF														90,600										
LAND DESCRIPTION																								
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	280.00	280.00	9,800							
2	9540	C	LAKE BOTTOM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	157,500							
4	0100	C	SFR	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W59 S39 E59 N39 \$													
FOP=[ORIG=-59,39] S16 E59 N16 W59 \$													
UOP=[YR=2023;ORIG=-67,29] E8 S10 W8 N10 \$													
UOP=[YR=2023;ORIG=-41,-8] E22 S8 W22 N8 \$													

REVIEW DATE 12/28/2018 BY HC																								
Total Acres: 39.00					Total Land Value: 15,000					Market: 157,500					Agricultural: 9,800					Common: 5,200				