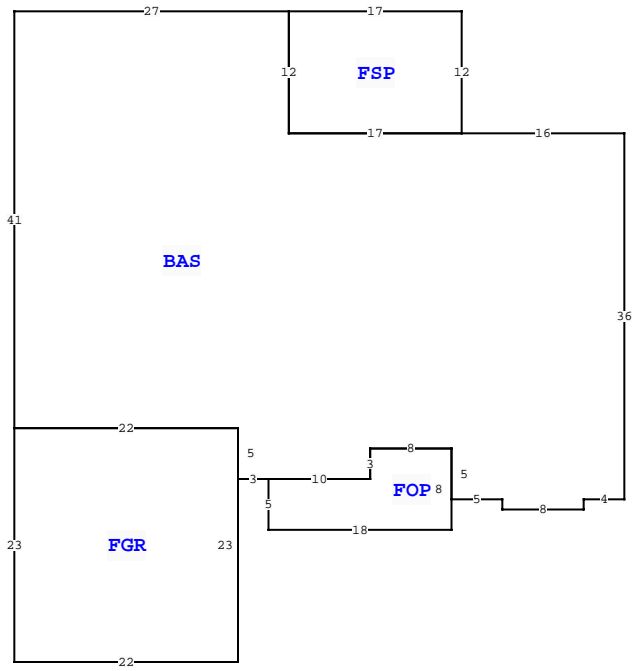


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,272	100	
FGR	506	55	
FOP	114	30	
FSP	204	40	
TOTALS	3,096		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,666	120.7360	143.43	382,384	2020	2020	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2272 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		367,089
TOTAL MARKET OB/XF VALUE		4,083
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		409,672
SOH/AGL Deduction		46,933
ASSESSED VALUE		362,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,017
TOTAL JUST VALUE		409,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37868	SFR	0	03/11/2020
37868	SFR	1,061	03/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/437	9/24/2021	WD Q	Q	I	01	410,000
GRANTOR: PHAM MAI TRINH THI						
GRANTEE: ECHEVARRIA JUN A C						
1413/1465	6/15/2020	WD Q	Q	I	01	329,500
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: MAI TRINH THI PHAM						

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	0	570.00	UT	2.25	2.25	100	2019	2019	3	100	1,283	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

BUILDING NOTES		
BLD DATE		
XF DATE		
LGL DATE		
LAND DATE		
AG DATE		
04/03/2025 MLU		

BUILDING DIMENSIONS		
BAS=[ORIG=0,0] W16 W17 N12 W27 S41 E22 S5 E3 E10 N3 E8 S5 E5 S1 E8 N1 E4 N36 \$		
FGR=[ORIG=-60,29] S23 E22 N23 W22 \$		
FSP=[ORIG=-16,0] N12 W17 S12 E17 \$		
FOP=[ORIG=-35,34] S5 E18 N8 W8 S3 W10 \$		

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500								