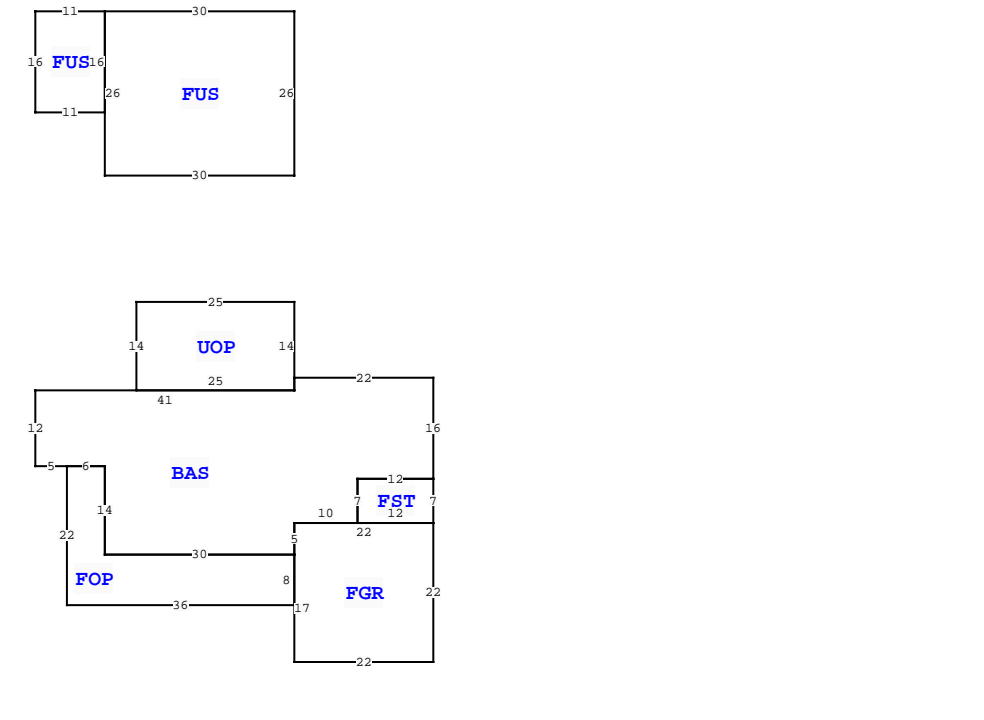


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,784	110.9262	124.24	345,884	1987	1995	0	0	35.00	65.00



MAP NUM	MKT AREA	06			
19417.030	1.00				
NEIGHBORHOOD/LOC	19417.030	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100		1,334	107,728
FGR	484	55		266	21,481
FOP	372	30		112	9,045
FST	84	55		46	3,715
FUS	176	100		176	14,213
FUS	780	100		780	62,990
UOP	350	20		70	5,653
TOTALS	3,580			2,784	224,825

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	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,800	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			224,825
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			247,325
SOH/AGL Deduction			68,920
ASSESSED VALUE			178,405
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			122,683
TOTAL JUST VALUE			247,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048957	Roof Replacement	46,704	01/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/1590	3/15/2018	WD Q	Q	I	01	195,000
GRANTOR: PAUL A MCKISSOCK						
GRANTEE: LARRY LAMONT & MARG						
0527/0125	12/01/1983	WD Q	V		01	6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W41 S12 E5 FOP= S22 E36N8 W30 N14 W6\$ E6 S14 E30 FGR= S17 E22 N22 W22 S5\$ N5 E10 FST= E12 N7 W12 S7\$ N7 E12 N16 W22 S2\$ UOP= N14 W25 S14 E25\$ PTR= N60 FUS= W30 FUS= W11 S16 E11 N16\$ S26 E30N26\$ S60\$.

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							