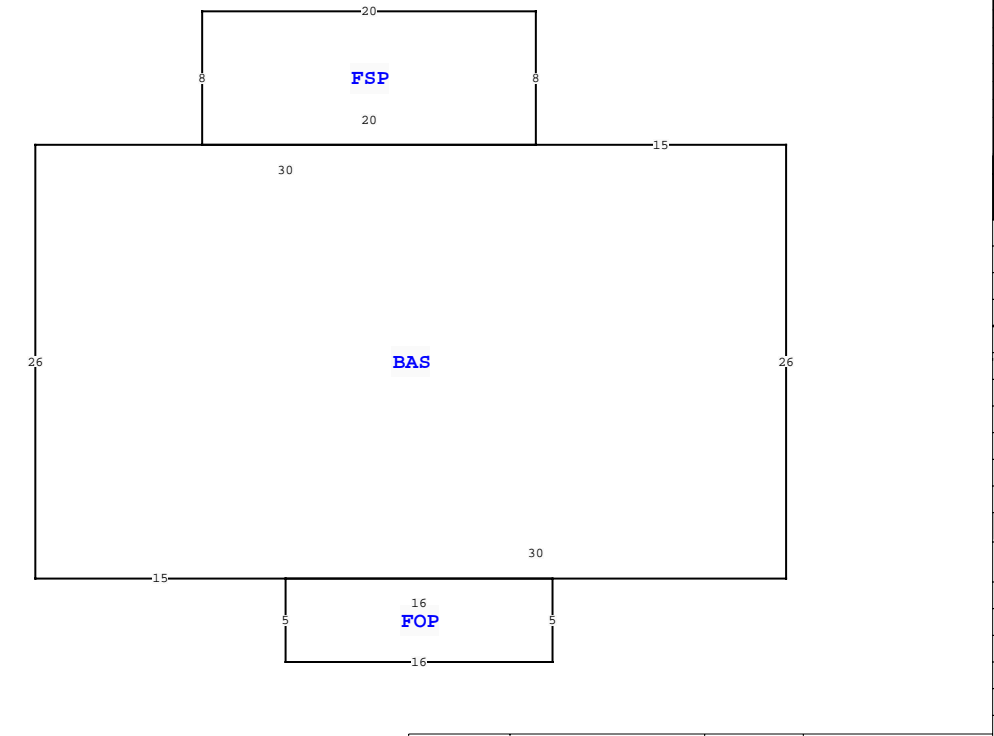


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 40
Interior Floor	14 CARPET 40
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,258	120.2000	134.62	169,352	2008	2015	0	0	0	9.00	91.00	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	20317.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	143,330
FOP	80	30		24	2,940
FSP	160	40		64	7,841
TOTALS	1,410			1,258	154,110

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	154,110			
TOTAL MARKET OB/XF VALUE	1,100			
TOTAL LAND VALUE - MARKET	7,405			
TOTAL MARKET VALUE	162,615			
SOH/AGL Deduction	24,536			
ASSESSED VALUE	138,079			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	87,357			
TOTAL JUST VALUE	162,615			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	154,575			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26181	SFR	0	08/29/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1941	9/29/2021	WD	Q	I	01	138,000
GRANTOR: FITZSIMMONS KENNETH						
GRANTEE: SEVERSON CONNIE L						
1381/2512	4/03/2019	WD	Q	I	01	105,000
GRANTOR: LINDA D WALKER						
GRANTEE: KENNETH & MORMA FIT						

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	0294	SHED WOOD/	0	100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

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	% 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		00	0.00	0.00	14,810.00	SF		1.00	1.00	1.00	0.50	0.50	7,405							

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	% 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		00	0.00	0.00	14,810.00	SF		1.00	1.00	1.00	0.50	0.50	7,405							