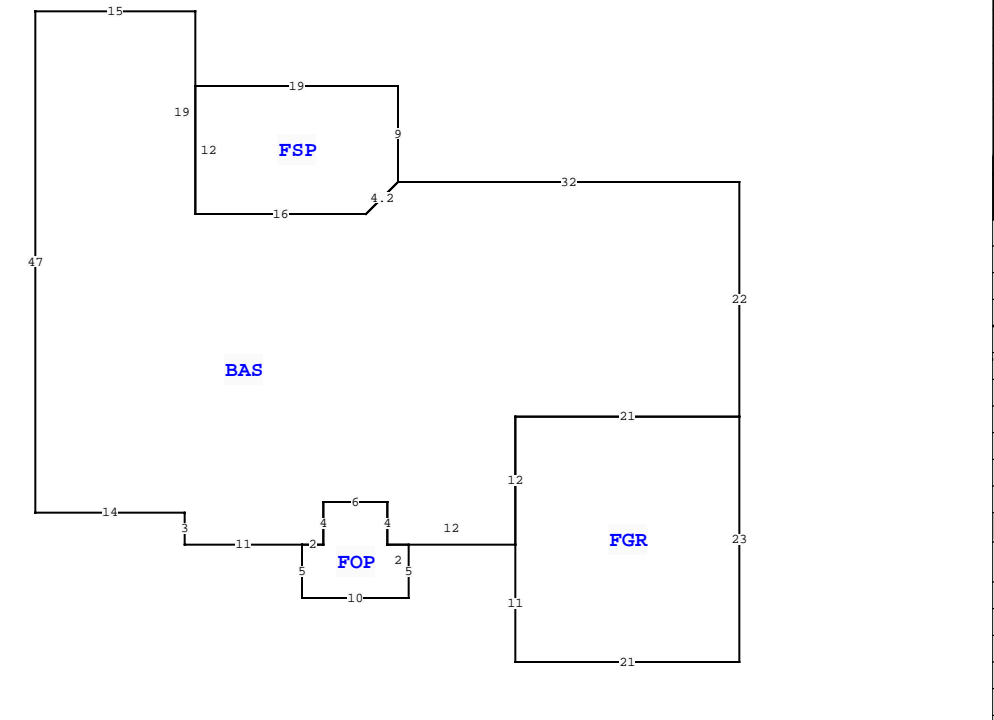


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 2114					HX Base Yr 2025	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100		2,114	226,520
FGR	483	55		266	28,502
FOP	74	30		22	2,358
FSP	224	40		90	9,643
TOTALS	2,895			2,492	267,024

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,624.00	UT	2.00	2.00	100	2004	2004	3	100	3,248	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
4	0030	BARN, MT	0	100	0	1.00	UT	18,900.00	18,900.00	100	2026	2025		100	18,900	

TOTAL OB/XF									
24,448									

LAND DESCRIPTION																								
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	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF									
24,448									

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			267,024
TOTAL MARKET OB/XF VALUE			24,448
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			326,472
SOH/AGL Deduction			0
ASSESSED VALUE			326,472
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			270,750
TOTAL JUST VALUE			326,472
NCON VALUE			18,900
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054157	Electrical Servic		09/29/2025
000053917	Generator		08/26/2025
000053237	Storage Building	23,647	05/27/2025
000048541	Roof Replacement	29,400	10/31/2023
21874	SFR	628	05/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2303	10/04/2024	WD	Q	I	01	370,000

GRANTOR: CHIONG ROY O
GRANTEE: COUNARD KIRK D
1013/0729 4/19/2004 WD Q V 20,500
GRANTOR: DDP CORP
GRANTEE: ROY O & ANNA LIZA C

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W32 D3L3 W16 N19 W15 S47 E14 S3 E11 E2 N4 E6 S4 E12 N12 E21 N22 \$									
FGR=[ORIG=-21,34] S11 E21 N23 W21 S12 \$									
FSP=[ORIG=-32,0] N9 W19 S12 E16 U3R3 \$									
FOP=[ORIG=-41,34] S5 E10 N5 W2 N4 W6 S4 W2 \$									