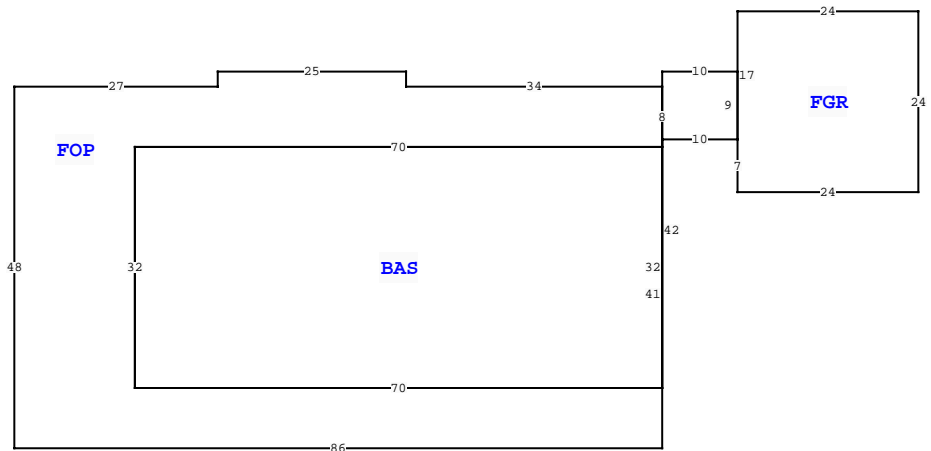




| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT | CD | CONSTRUCTION | | | |
| Exterior Wall | 32 | HARDIE BRD 100 | | | |
| Roof Structur | 03 | GABLE/HIP 100 | | | |
| Roof Cover | 12 | MODULAR MT 100 | | | |
| Interior Wall | 05 | DRYWALL 100 | | | |
| Interior Floor | 14 | CARPET 90 | | | |
| Interior Floor | 08 | SHT VINYL 10 | | | |
| 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 | 05 | CONV 100 | | | |
| Units | | 0 100 | | | |
| Quality | 06 | 06 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 01 | | |
| NEIGHBORHOOD/LOC | 31417.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,240 | 100 | | 2,240 | 231,474 |
| FGR | 576 | 55 | | 317 | 32,757 |
| FOP | 2,028 | 30 | | 608 | 62,828 |
| TOTALS | 4,844 | | | 3,165 | 327,059 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 2 | SINGLE FAM | 100% | 2000 | | | | | | | | | Heated Area: 2240 | HX Base Yr 2025 |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 327,059 |
| TOTAL MARKET OB/XF VALUE | | | 41,783 |
| TOTAL LAND VALUE - MARKET | | | 76,500 |
| TOTAL MARKET VALUE | | | 445,342 |
| SOH/AGL Deduction | | | 166,132 |
| ASSESSED VALUE | | | 279,210 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | | 228,488 |
| TOTAL JUST VALUE | | | 445,342 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 449,625 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000047502 | Swimming Pool and | 65,000 | 06/20/2023 |
| 000046849 | Roof Replacement | 16,000 | 03/28/2023 |
| 000044638 | Mobile Home | | 06/08/2022 |
| 24686 | SFR | 683 | 06/28/2006 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1531/1280 | 12/31/2024 | WD | U | I | 11 | 100 |
| GRANTOR: MCFATTER KALI HUNTER | | | | | | |
| GRANTEE: HUNTER MICHAEL STEP | | | | | | |
| 1516/671 | 3/30/2024 | WD | U | I | 11 | 100 |
| GRANTOR: HUNTER MICHAEL STEPHE | | | | | | |
| GRANTEE: MCFATTER KALI HUNTE | | | | | | |

| 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 | 0296 | SHED METAL | 0 100 | 10 12 | 120.00 | UT | 5.00 | 5.00 | 60 | 1994 | 1994 | 3 | 60 | 360 | |
| 2 | 0297 | SHED CONCR | 0 100 | 10 12 | 120.00 | UT | 7.50 | 7.50 | 60 | 1994 | 1994 | 3 | 60 | 540 | |
| 3 | 0070 | CARPORT UF | 0 100 | 18 20 | 360.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |
| 4 | 0296 | SHED METAL | 0 100 | 10 12 | 120.00 | UT | 5.00 | 5.00 | 60 | 1993 | 1993 | 3 | 60 | 360 | |
| 5 | 0070 | CARPORT UF | 0 100 | 18 20 | 360.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |
| 6 | 0070 | CARPORT UF | 0 100 | 0 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |
| 7 | 0120 | CLFENCE 4 | 0 100 | 0 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2023 | 2022 | | 100 | 400 | |
| 8 | 9945 | Well/Sept | 0 100 | 0 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |
| 9 | 0280 | POOL R/CON | 0 100 | 15 28 | 420.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 28,518 | |
| 10 | 0166 | CONC, PAVMT | 0 100 | 21 35 | 315.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 945 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 41,783 | | | | | | | | | | | | | |

| 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 | | A-1 | 0.00 | 0.00 | 8.50 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 76,500 | | | | | | | |