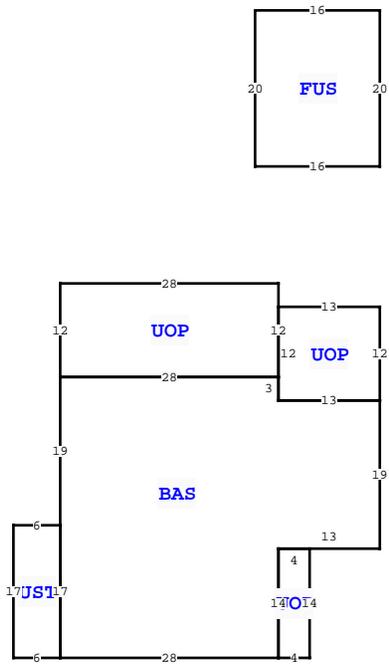


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.5	1.5 100			
Architectual Units	05	CONV 100	0 100		
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	100000.01	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100		1,255	106,007
FUS	320	100		320	27,030
UOP	56	20		11	929
UOP	156	20		31	2,618
UOP	336	20		67	5,660
UST	102	45		46	3,886
TOTALS	2,225			1,730	146,129

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,730	116.0250	129.95	224,814	1973	1973	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1575 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		146,129	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		243,129	
SOH/AGL Deduction		105,398	
ASSESSED VALUE		137,731	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		86,320	
TOTAL JUST VALUE		243,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,429	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054439	Remodel	8,530	11/10/2025
000046098	Electrical Servic	0	12/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/0443	12/09/2005	WD	Q	I	01	100

GRANTOR: JAMES L KOHN
GRANTEE: MARY LOU & JAMES KO

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 N3 W28 S19 S17 E28 N14 E13 N19 \$	
UOP=[ORIG=-13,-3] N12 W28 S12 E28 \$	
FUS=[ORIG=0,-30] N20 W16 S20 E16 \$	
UOP=[ORIG=0,0] N12 W13 S12 E13 \$	
UST=[ORIG=-41,16] W6 S17 E6 N17 \$	
UOP=[ORIG=-13,33] E4 N14 W4 S14 \$	

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	0296	SHED METAL	0	100	12	30	360.00	UT	2.50	100	1993	1993	3	100	900	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	

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	0132	C	SFR RIVER	100		A-1	75.00	442.00	75.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	90,000								