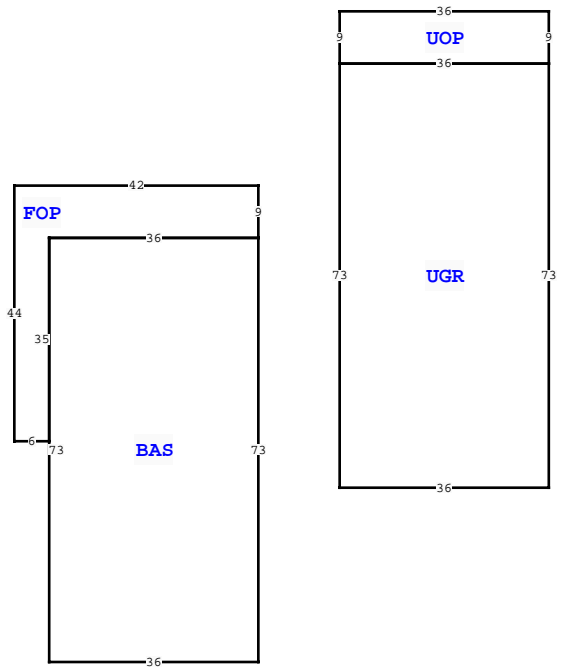


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
14	PREFIN MT 100				
04	PLYWOOD 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
2.	2. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
07	07				
0100	SINGLE FAMILY				
	MKT AREA		02		
	NEIGHBORHOOD/LOC	100000.02	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,628	100		2,628	245,844
FOP	588	30		176	16,465
UGR	2,628	45		1,183	110,667
UOP	324	20		65	6,081
TOTALS	6,168			4,052	379,057

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,052	128.5041	143.92	583,164	1973	1973	0	0	35.00	65.00
1 SINGLE FAM			100% - 2007	Heated Area: 2628		HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		379,057	
TOTAL MARKET OB/XF VALUE		8,900	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		462,957	
SOH/AGL Deduction		197,196	
ASSESSED VALUE		265,761	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		214,350	
TOTAL JUST VALUE		462,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24624	ADDN SFR	275	06/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0952	2/16/2006	WD Q	Q	I		170,000
GRANTOR: MARGARET W KINARD						
GRANTEE: PAUL P & ANN BARCIA						
1074/0950	2/14/2006	WD Q	Q	V	06	100
GRANTOR: NEIL G KINARD & SHANN						
GRANTEE: MARGARET W KINARD						

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	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00		0	3	100	100			
2	0166	CONC, PAVMT	0	100	0	0			4,400.00	UT	2.00		100	2015	2015	3	100	8,800	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
INC DATE			
05/13/2025 MLU			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] N73 W36 S73 E36 \$			
UGR=[ORIG=50,-30] N73 W36 S73 E36 \$			
FOP=[ORIG=0,-73] N9 W42 S44 E6 N35 E36 \$			
UOP=[ORIG=50,-103] N9 W36 S9 E36 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 8,900																								
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	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							