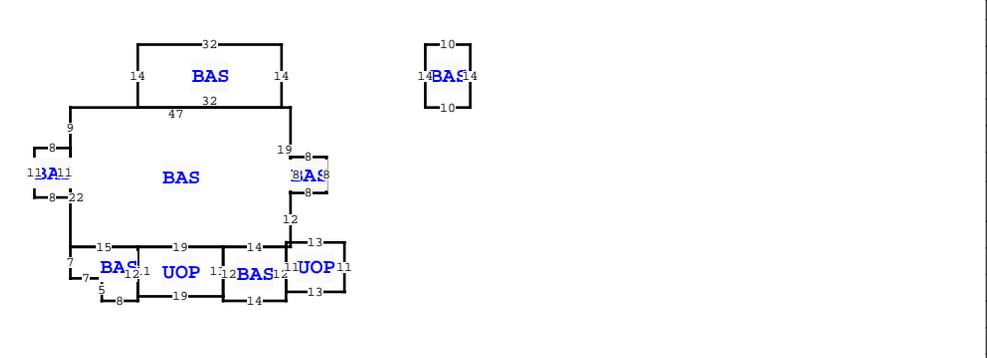


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,835	94.7226	106.09	406,855	1982	1982	0	0	35.00	65.00
1 SINGLE FAM 0% - 2011 Heated Area: 3440 HX Base Yr											



** This building has 12 Sub-Areas

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	4,414
BAS	88	100		88	6,068
BAS	140	100		140	9,654
BAS	145	100		145	9,999
BAS	168	100		168	11,585
BAS	448	100		448	30,893
BAS	1,519	100		1,519	104,748
FUS	434	100		434	29,928
FUS	434	100		434	29,928
UOP	143	20		29	2,000
TOTALS	4,512			3,835	264,456

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0084	DOCK-RIVER	0	0	0	0	648.00	UT	14.50	14.50	20	1982	1982	3	20	1,879	
4	0070	CARPORT UF	0	0	10	40	400.00	UT	3.00	3.00	50	1993	1993	3	50	600	

TOTAL OB/XF																	
3,779																	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			264,456
TOTAL MARKET OB/XF VALUE			3,779
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			343,235
SOH/AGL Deduction			8,786
ASSESSED VALUE			334,449
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			334,449
TOTAL JUST VALUE			343,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,235
SALE:2:1: LOT 11, UNIT 2, THREE RIVERS			
SALE:1:1: LOT 11 UNIT 2 THREE RIVERS ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048231	Remodel	12,051	09/21/2023
000044907	Solar Power Syste	30,396	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/1789	6/18/2010	WD	U	I	12	175,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ALEN MODRUSAN & LEE						
1180/1792	8/26/2009	CT	U	I	18	0
GRANTOR: CLERK OF COURT (RONAL						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[ORIG=0,0] W2 W47 S9 S22 E15 E19 E14 N1 S1 E1 N12 N19 \$																	
UST=[ORIG=50,-30] N24 W30 S24 E30 \$																	
BAS=[ORIG=-2,0] N14 W32 S14 E32 \$																	
FUS=[ORIG=0,-30] N31 W14 S31 E14 \$																	
FUS=[ORIG=0,-70] N31 W14 S31 E14 \$																	
UOP=[ORIG=-34,31] S11 E19 N11 W19 \$																	
BAS=[ORIG=-15,31] S12 E14 N12 W14 \$																	
BAS=[ORIG=-49,31] S7 E7 S5 E8 N12 W15 \$																	
UOP=[ORIG=-1,30] S11 E13 N11 W13 \$																	
BAS=[ORIG=30,0] E10 N14 W10 S14 \$																	
BAS=[ORIG=-49,9] W8 S11 E8 N11 \$																	
BAS=[ORIG=0,19] E8 N8 W8 S8 \$																	