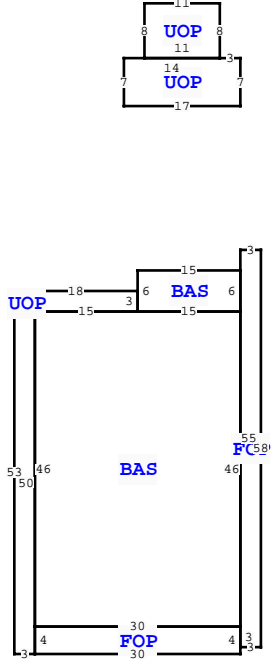


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 80	
Interior Floo	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	2.	2. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	02	02 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	90	100	
BAS	150	100	
BAS	690	100	
BAS	1,380	100	
FOP	120	30	
FOP	174	30	
UOP	88	20	
UOP	119	20	
UOP	204	20	
TOTALS	3,015		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,481	131.3827	147.15	365,079	1985	2005	0	0	20.00	80.00	
1 SINGLE FAM 0% - 2021 Heated Area: 2310 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	292,063			
TOTAL MARKET OB/XF VALUE	9,193			
TOTAL LAND VALUE - MARKET	73,125			
TOTAL MARKET VALUE	374,381			
SOH/AGL Deduction	0			
ASSESSED VALUE	374,381			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	374,381			
TOTAL JUST VALUE	374,381			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	378,032			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053634	Roof Replacement	12,194	07/22/2025
000052689	Remodel	30,000	03/24/2025
000045366	Roof Replacement	38,500	09/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1916	9/21/2020	WD	U	I	35	378,300
GRANTOR: DOUBLE S INVESTMENT P						
GRANTEE: COOL RIVER LLC						
1374/1735	12/17/2018	WD	U	I	11	100
GRANTOR: CHARLES A & KIMBERLY						
GRANTEE: DOUBLE S INVESTMENT						

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	0084	DOCK-RIVER	0	0	0	0	1,016.00	UT	14.50	14.50	100	1985	1985	3	40	5,893	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

TOTAL OB/XF													9,193											
LAND DESCRIPTION	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	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

BUILDING NOTES																
BLD DATE													05/13/2025		MLU	
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
BUILDING DIMENSIONS																
BAS=[ORIG=0,0] W15 W15 S46 E30 N46 \$																
BAS=[ORIG=40,0] E30 N28 W15 S10 W15 S18 \$																
UOP=[ORIG=-15,0] N3 W18 S53 E3 N50 E15 \$																
FOP=[ORIG=0,46] S3 E3 N58 W3 S55 \$																
BAS=[ORIG=55,-28] W15 S10 E15 N10 \$																
FOP=[ORIG=0,46] S4 W30 N4 E30 \$																
UOP=[ORIG=0,-30] N7 W3 W14 S7 E17 \$																
BAS=[ORIG=0,0] N6 W15 S6 E15 \$																
UOP=[ORIG=-3,-37] N8 W11 S8 E11 \$																