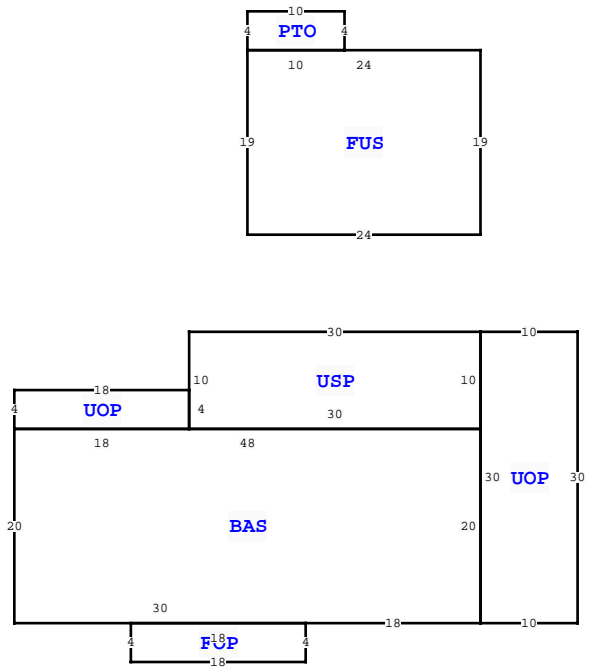


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	02	MIN PLYWD 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame		N/A 100	
Stories	2.	2. 100	
Architectural	05	CONV 100	
Units		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	100000.03	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
FOP	72	30	
FUS	456	100	
PTO	40	5	
UOP	72	20	
UOP	300	20	
USP	300	35	
TOTALS	2,200		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	PILING	0%	- 0								Heated Area: 1416	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		143,612	
TOTAL MARKET OB/XF VALUE		13,446	
TOTAL LAND VALUE - MARKET		93,000	
TOTAL MARKET VALUE		250,058	
SOH/AGL Deduction		5,889	
ASSESSED VALUE		244,169	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,169	
TOTAL JUST VALUE		250,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047020	Roof Replacement	18,285	04/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0816/1018	1/19/1996	QC	Q	I	01	6,500

GRANTOR: JOYCE ANN SCHAUER  
GRANTEE: CHARLES D SCHAUER

0573/0075	8/01/1985	WD	Q	V		30,000
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GRANTOR:  
GRANTEE:

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,10] W48 S20 E30 E18 N20 \$	
FUS=[ORIG=0,-10] N19 W24 S19 E24 \$	
UOP=[ORIG=0,0] E10 S30 W10 N30 \$	
USP=[ORIG=0,0] S10 W30 N10 E30 \$	
UOP=[ORIG=-48,10] N4 E18 S4 W18 \$	
FOP=[ORIG=-18,30] S4 W18 N4 E18 \$	
PTO=[ORIG=-24,-29] N4 E10 S4 W10 \$	

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	0170	FPLC 2STRY	0	0	0	1.00	UT	2,750.00	2,750.00	100	2006	2006	3	100	2,750	
2	0084	DOCK-RIVER	0	0	12	240.00	UT	14.50	14.50	20	2006	2006	3	20	696	
3	0166	CONC,PAVMT	0	0	40	1,920.00	UT	5.00	5.00	100	2015	2015	3	100	9,600	
4	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

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	0100	C	SFR	0		A-1	0.00	0.00	50.00	FF		1.00	1.00	0.48	750.00	360.00	18,000							
2	0100	C	SFR	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							