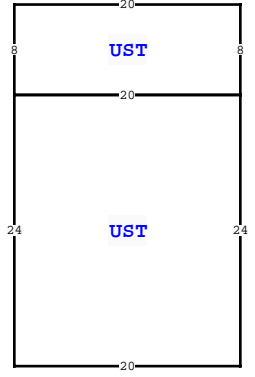


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 60	
Exterior Wall	03	BELOW AVG. 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	06	VINYL ASB 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories		2. 2. 100	
Architectural Units	05	CONV 100	0 100
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.05	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
USP	160	35	
UST	160	45	
UST	480	45	
TOTALS	1,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	824	49.9514	55.95	46,103	1959	1959	0	0	35.00	65.00
1 SINGLE FAM			0% - 0	Heated Area: 480			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,967
TOTAL MARKET OB/XF VALUE			240
TOTAL LAND VALUE - MARKET			97,208
TOTAL MARKET VALUE			127,415
SOH/AGL Deduction			14,719
ASSESSED VALUE			112,696
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			112,696
TOTAL JUST VALUE			127,415
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1033/1519	11/30/2004	WD	U	I	08	30,000
GRANTOR: CHARLES W & MARGUERIT						
GRANTEE: MARY M HUNTER						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
UST=[ORIG=0,0] W20 S24 E20 N24 \$	
BAS=[ORIG=40,0] E20 N24 W20 S24 \$	
UST=[ORIG=0,0] N8 W20 S8 E20 \$	
USP=[ORIG=60,-24] N8 W20 S8 E20 \$	

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	0297	SHED CONCR	0	0	8	10			80.00	UT	3.00				3.00	240

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	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	75.70	FF		1.00	1.00	1.30	750.00	975.00	73,808							
2	0100	C	SFR	0		00	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400							