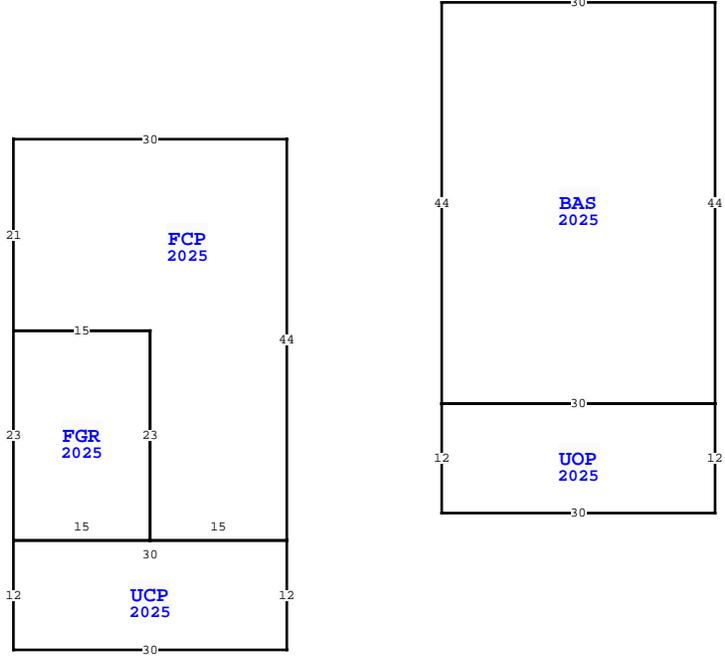




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MKT AREA		02		
100000.06	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2025	1,320	177,843
FCP	975	25	2025	244	32,874
FGR	345	55	2025	190	25,598
UCP	360	20	2025	72	9,700
UOP	360	20	2025	72	9,700
TOTALS	3,360			1,898	255,716

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,898	111.5500	136.09	258,299	2024	2024	0	0	1.00	99.00
2 SFR PILING 0% - 2025 Heated Area: 1320 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		255,716	
TOTAL MARKET OB/XF VALUE		2,780	
TOTAL LAND VALUE - MARKET		73,125	
TOTAL MARKET VALUE		331,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		331,621	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		331,621	
TOTAL JUST VALUE		331,621	
NCON VALUE		2,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047218	New Residential C	300,000	05/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2653	4/28/2023	WD	U	I	11	100

BUILDING NOTES						
GRANTOR: FUTRAL JAMES H						
GRANTEE: FUTRAL JAMES & CATHY						
1434/1886	4/09/2021	WD	Q	I	01	160,000
GRANTOR: BUCHANAN MARVIN						
GRANTEE: FUTRAL JAMES H						

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	0294	SHED WOOD/	0	0	10	12	120.00	UT	6.50	100	1993	1993	3	100	780	
3	0285	SALVAGE	0	0	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	

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	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							