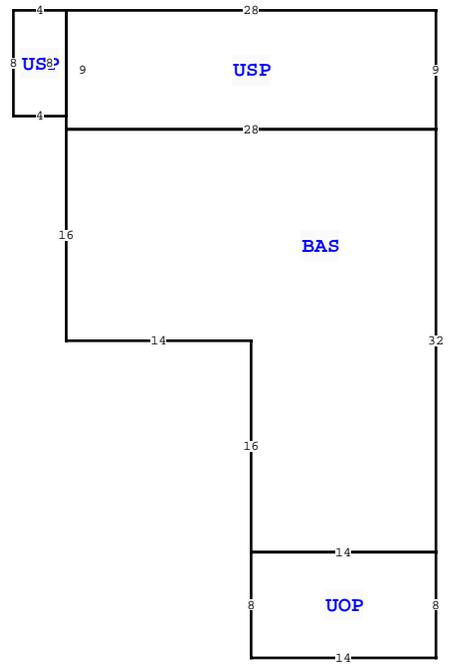


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.07	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	112	20	
USP	32	35	
USP	252	35	
TOTALS	1,068		793
			51,066

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	793	88.4520	99.07	78,563	1968	1968	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 672 HX Base Yr											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			51,066
TOTAL MARKET OB/XF VALUE			720
TOTAL LAND VALUE - MARKET			73,125
TOTAL MARKET VALUE			124,911
SOH/AGL Deduction			7,130
ASSESSED VALUE			117,781
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			117,781
TOTAL JUST VALUE			124,911
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			124,911
SALE:1:1: PERSONAL REP DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048147	Roof Replacement	6,800	09/15/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1474/2386	9/02/2022	PB U	I 18
GRANTOR: CLERK OF COURT (RYAN)			
GRANTEE: RYAN JEFFERY SCOTT			
1413/2021	6/02/2020	WD U	I 30
GRANTOR: VICKIE D RYAN ETAL			
GRANTEE: VICKIE D RYAN ETAL			
BUILDING NOTES			
BUILDING DIMENSIONS			
USP= N9 W28 USP= W4 S8 E4 N8\$ S9 E28\$ BAS= W28 S16 E14 S16 UOP= S8 E14 N8 W14\$ E14 N32\$.			

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	0296	SHED METAL	0	0	12 20			3.00	100	1993	1993	3	100	720	

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	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							