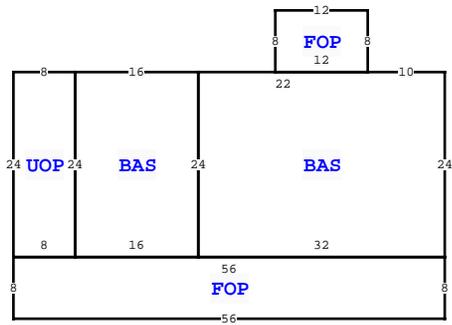


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 50
Exterior Wall	31 VINYL SID 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,926	103.5960	118.10	227,461	1960	1985	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1664 HX Base Yr														



Quality					
DOR CODE	MAP AREA				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
02					
NEIGHBORHOOD/LOC 100000.07 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	29,478
BAS	512	100		512	39,304
BAS	768	100		768	58,956
FOP	96	30		29	2,226
FOP	448	30		134	10,286
UOP	192	20		38	2,917
UOP	304	20		61	4,683
TOTALS	2,704			1,926	147,850

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
														TOTAL OB/XF 1,500			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	150.00	FF		1.00	1.00	1.31	750.00	984.38	147,656							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	150.00	FF		1.00	1.00	1.31	750.00	984.38	147,656							

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,850	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		295,312	
TOTAL MARKET VALUE		444,662	
SOH/AGL Deduction		42,375	
ASSESSED VALUE		402,287	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		402,287	
TOTAL JUST VALUE		444,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,070	
SALE:2:1: LOT 48, UNIT 7, THREE RIVERS ESTATES			
SALE:1:1: LOT 48 UNIT 7 THREE RIVERS EST			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/2800	9/15/2003	WD Q	Q	I		210,000
GRANTOR: DAVID E & MARY A MANG						
GRANTEE: HERRING PRODUCE INC						
0808/1399	7/27/1995	WD Q	Q	I		40,000
GRANTOR: DREW JACKSON						
GRANTEE: DAVID & MARY MANGRU						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,-20] N24 W10 W22 S24 E32 \$	
BAS=[ORIG=0,0] W32 S16 E32 N16 \$	
FOP=[ORIG=0,-20] W56 S8 E56 N8 \$	
BAS=[ORIG=-32,-44] W16 S24 E16 N24 \$	
UOP=[ORIG=-32,16] S16 E19 N16 W19 \$	
UOP=[ORIG=-48,-44] W8 S24 E8 N24 \$	
FOP=[ORIG=-10,-44] N8 W12 S8 E12 \$	