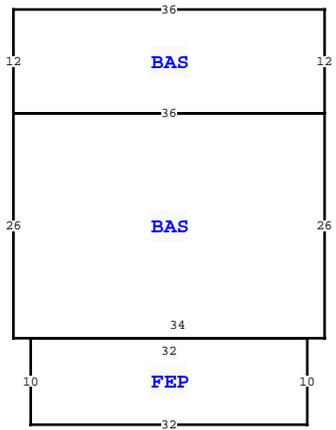


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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	432	100	
BAS	936	100	
FEP	320	80	
FUS	280	100	
FUS	432	100	
TOTALS	2,400		

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%	- 2026							
					Heated Area: 2080						
					HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			302,105
TOTAL MARKET OB/XF VALUE			17,680
TOTAL LAND VALUE - MARKET			123,750
TOTAL MARKET VALUE			443,535
SOH/AGL Deduction			0
ASSESSED VALUE			443,535
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			443,535
TOTAL JUST VALUE			443,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049478	Roof Replacement	11,000	03/21/2024
10882	ADDN SFR	135	03/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2058	7/23/2025	WD	Q	I	01	660,000
GRANTOR: JOHNSON JAMES THOMAS						
GRANTEE: CONCHA-HOLMES AMAND						
1455/888	12/17/2021	WD	U	I	11	100
GRANTOR: JOHNSON SUSAN BYNUM						
GRANTEE: JOHNSON JAMES THOMA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	0	32	38	1,216.00	UT	5.00	5.00	100
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
8	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
17,680											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				05/13/2025	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W36 S26 E2 E34 N26 \$											
BAS=[ORIG=0,0] N12 W36 S12 E36 \$											
FUS=[ORIG=60,-14] E8 N12 W36 S12 E28 \$											
FEP=[ORIG=-34,26] S10 E32 N10 W32 \$											
FUS=[ORIG=40,0] E20 N14 W20 S14 \$											

LAND DESCRIPTION																								
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	1.20	750.00	900.00	67,500							
2	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	1.00	750.00	750.00	56,250							