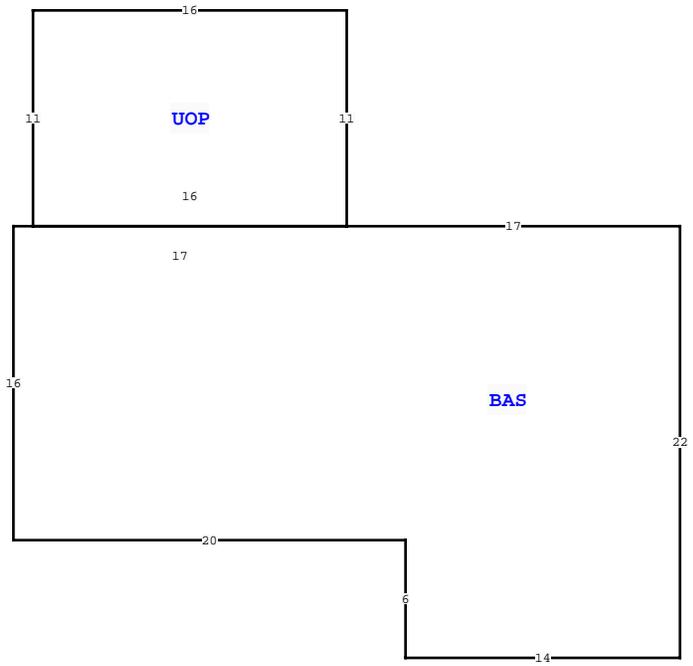


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	09 PINE WOOD 70				
Interior Floor	13 LAM/VNLPLK 30				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 0 100				
Condition Adj	04 04 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	100000.10 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	628	100		628	85,189
UOP	176	20		35	4,748
TOTALS	804			663	89,937

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2022		102,785	1971	2015	0	0	12.50	87.50	Heated Area: 628 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,937
TOTAL MARKET OB/XF VALUE			2,200
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			110,137
SOH/AGL Deduction			0
ASSESSED VALUE			110,137
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,137
TOTAL JUST VALUE			110,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046271	Remodel	38,400	01/13/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1486/2105	2/17/2023	QC	U	I	11	100	

GRANTOR: DUNSCOMBE SAMANTHA J
GRANTEE: DUNSCOMBE SAMANTHA
1445/2269 8/25/2021 WD Q I 01 121,000
GRANTOR: FALGIANI MICHAEL
GRANTEE: DUNSCOMBE SAMANTHA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W17 UOP= N11 W16 S11 E16\$ W17 S16 E20 S6 E14 N22\$.	

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	0	0	0	0.00	0.00	100	2015	2015	3	100	2,200	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							