

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 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	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	04 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.11 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	538
BAS	750
FUS	538
TOTALS	1,826

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0100	01	1,826	84.2927	96.09	175,460	1996	1996	0	0	35.00	65.00																										
1 SINGLE FAM 0% - 0																																					
Heated Area: 1826 HX Base Yr																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>538</td> <td>100</td> <td></td> <td>538</td> <td>33,602</td> </tr> <tr> <td>BAS</td> <td>750</td> <td>100</td> <td></td> <td>750</td> <td>46,844</td> </tr> <tr> <td>FUS</td> <td>538</td> <td>100</td> <td></td> <td>538</td> <td>33,602</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	538	100		538	33,602	BAS	750	100		750	46,844	FUS	538	100		538	33,602
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	538	100		538	33,602																																
BAS	750	100		750	46,844																																
FUS	538	100		538	33,602																																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026														
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																
			04/14/2026																																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			114,049
TOTAL MARKET OB/XF VALUE			4,376
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			144,425
SOH/AGL Deduction			28
ASSESSED VALUE			144,397
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			144,397
TOTAL JUST VALUE			144,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,431
SALE:1:1: LOT 84 UNIT 11 THREE RIVERS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10762	SFR	140	02/15/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1351/1046	1/10/2018	WD U	I 31
GRANTOR: JLEFT LLC			
GRANTEE: 3RIVERSESCAPE LLC			
1331/0983	1/31/2017	WD U	I 12
GRANTOR: THE BANK OF NEW YORK			
GRANTEE: JLEFT LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W30 S25 E30 N25 \$			
BAS=[ORIG=0,0] N15 W10 U5L5 W15 S20 E30 \$			
FUS=[ORIG=40,-30] N15 W10 U5L5 W15 S20 E30 \$			

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	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0040	BARN, POLE	0	0	33	792.00	UT	3.00	3.00	100	2006	2006	3	100	2,376	
3	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
TOTAL OB/XF														4,376		

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							