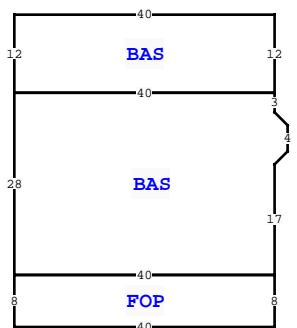
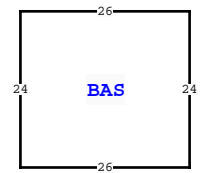


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	11 CLAY TILE 90
Interior Floo	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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	2,332	129.4271	144.96	338,047	1995	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2003 Heated Area: 2236 HX Base Yr 2003											



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY	02	02	100000.12	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	480	100		480	48,707		
BAS	624	100		624	63,319		
BAS	1,132	100		1,132	114,867		
FOP	320	30		96	9,741		
TOTALS	2,556			2,332	236,633		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,633	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		43,200	
TOTAL MARKET VALUE		287,633	
SOH/AGL Deduction		104,387	
ASSESSED VALUE		183,246	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		131,835	
TOTAL JUST VALUE		287,633	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,213	
SALE:2:1: LOT 2 UNIT 12 THREE RIVERS			
SALE:1:1: LOT 2 UNIT 12 THREE RIVERS ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/1131	8/06/2003	WD Q	Q	I	01	27,900
GRANTOR: FRANCIS						
GRANTEE: SHOBE						
0966/2586	11/04/2002	WD Q	Q	I		159,900
GRANTOR: HOWARD						
GRANTEE: SHOBE & FRANCIS (JT)						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0070	CARPORT UF	0	100	20	400.00	UT	3.00	3.00	100	1995	1995	3	100	1,200	
3	0263	PRCH,USP	0	100	20	600.00	UT	4.00	4.00	100	1995	1995	3	100	2,400	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF												7,800			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
						04/14/2026	MLU								

BUILDING NOTES											
BAS=[ORIG=0,0] W40 S28 E40 N17 U2R2 N4 U2L2 N3 \$ BAS=[ORIG=0,-40] N24 W26 S24 E26 \$ BAS=[ORIG=0,0] N12 W40 S12 E40 \$ FOP=[ORIG=-40,28] S8 E40 N8 W40 \$											

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	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 02/08/2016 BY DF																													
Total Acres: 1.63						Total Land Value: 43,200						Market: 0						Agricultural: 0						Common: 43,200					

BUILDING DIMENSIONS																							
BAS=[ORIG=0,0] W40 S28 E40 N17 U2R2 N4 U2L2 N3 \$ BAS=[ORIG=0,-40] N24 W26 S24 E26 \$ BAS=[ORIG=0,0] N12 W40 S12 E40 \$ FOP=[ORIG=-40,28] S8 E40 N8 W40 \$																							