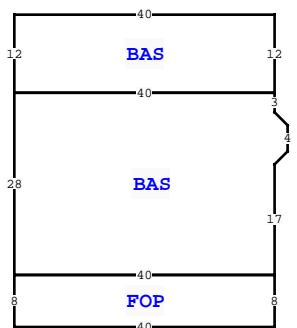
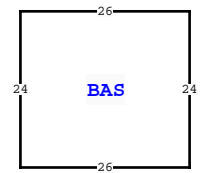


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	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
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.12	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
BAS	624	100	
BAS	1,132	100	
FOP	320	30	
TOTALS	2,556		

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	147.55	344,087	1995	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2003										Heated Area: 2236	HX Base Yr 2003



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				240,861		
TOTAL MARKET OB/XF VALUE				7,800		
TOTAL LAND VALUE - MARKET				43,200		
TOTAL MARKET VALUE				291,861		
SOH/AGL Deduction				108,615		
ASSESSED VALUE				183,246		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				131,835		
TOTAL JUST VALUE				291,861		
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 / I /	V I /	RSN CD	SALE PRICE
0994/1131	8/06/2003	WD Q	Q I	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)						
BUILDING NOTES						
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 \$						
POP=[ORIG=-40,28] S8 E40 N8 W40 \$						

EXTRA FEATURES															BLD DATE		LGL DATE														
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	BLD DATE	LGL DATE													
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1995	1995	3	100	2,000																
2	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	100	1995	1995	3	100	1,200																
3	0263	PRCH,USP	0	100	20	30	600.00	UT	4.00	100	1995	1995	3	100	2,400																
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	1,200																
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	800																
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	200																
TOTALS															2,556	2,332	240,861														

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