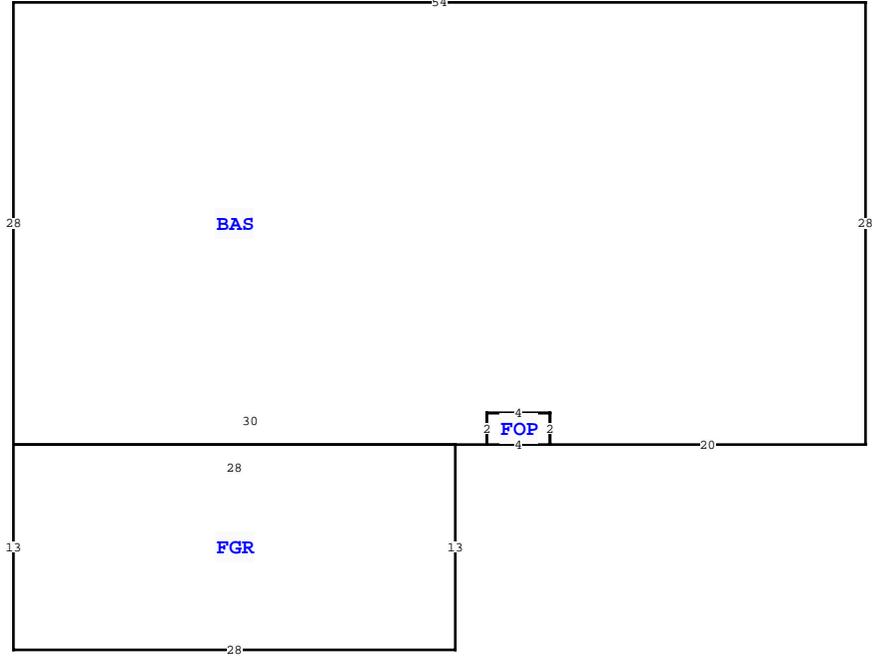


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,504	100	
FGR	364	55	
FOP	8	30	
TOTALS	1,876		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2025	108.71	185,459	1962	1962	0	0	15	35.00	50.00
Heated Area: 1504										HX Base Yr		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	92,730	
TOTAL MARKET OB/XF VALUE	800	
TOTAL LAND VALUE - MARKET	13,770	
TOTAL MARKET VALUE	107,300	
SOH/AGL Deduction	0	
ASSESSED VALUE	107,300	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	107,300	
TOTAL JUST VALUE	107,300	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	102,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00401			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/2661	4/16/2026	LE U		I	14	100
GRANTOR: JCM LAND TRUST DATED						
GRANTEE: DASHER MEGHAN ANN (
1515/1203	5/28/2024	WD Q		I	01	120,000
GRANTOR: CABALIT DENIS C						
GRANTEE: BIG ROOM LLC						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT	0	0	0	0	0
2	0258	PATIO	0	0	0	0	0
3	0120	CLFENCE	4	0	0	0	0

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
TOTALS																800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W54 S28 FGR= S13 E28 N13 W28\$ E30 FOP= E4 N2 W4 S2\$ N2 E4 S2 E20 N28\$.	

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		*RSF-	290.00	120.00	10,800.00	SF		1.00	1.00	0.85	1.50	1.28	13,770							