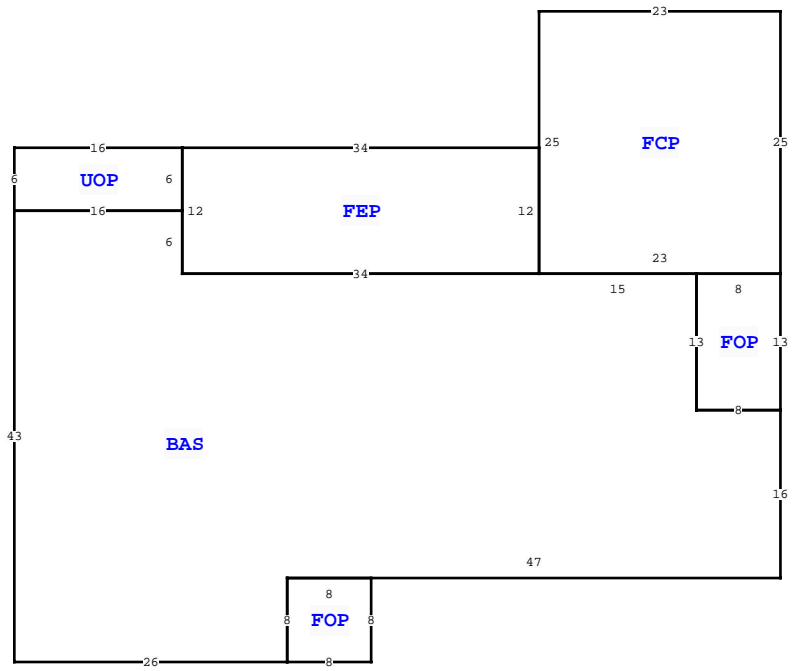


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
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
1	SINGLE FAM	100% - 2024									
			Heated Area: 2317			HX Base Yr 2024					



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
5417.0600	1.00/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,317	100		2,317	181,615
FCP	575	25		144	11,287
FEP	408	80		326	25,553
FOP	64	30		19	1,489
FOP	104	30		31	2,430
UOP	96	20		19	1,489
TOTALS	3,564			2,856	223,863

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		223,863	
TOTAL MARKET OB/XF VALUE		22,106	
TOTAL LAND VALUE - MARKET		21,600	
TOTAL MARKET VALUE		267,569	
SOH/AGL Deduction		7,207	
ASSESSED VALUE		260,362	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		208,951	
TOTAL JUST VALUE		267,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047443	Remodel	16,398	06/12/2023
000045433	Solar Power Syste	73,578	09/13/2022
000044843	Electrical Servic	0	06/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2063	7/18/2022	WD Q	Q	I	05	280,000

GRANTOR: HENDERSON JANE C
GRANTEE: SPARKMAN GARRY DWAI

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=-8,0] W15 W34 N6 W16 S43 E26 N8 E47 N16 W8 N13 \$	
FCP=[ORIG=0,0] N25 W23 S25 E23 \$	
FEP=[ORIG=-23,0] N12 W34 S12 E34 \$	
FOP=[ORIG=0,0] W8 S13 E8 N13 \$	
UOP=[ORIG=-57,-6] N6 W16 S6 E16 \$	
FOP=[ORIG=-47,37] E8 N8 W8 S8 \$	

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	0166	CONC,PAVMT	0	100	45	10	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1960	1960	3	40	14,336	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0282	POOL ENCL	0	100	20	46	920.00	UT	15.00	15.00	100	1993	1993	3	40	5,520	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

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		*RSF-	220.00	120.00	14,400.00	SF		1.00	1.00	1.00	1.50	1.50	21,600							