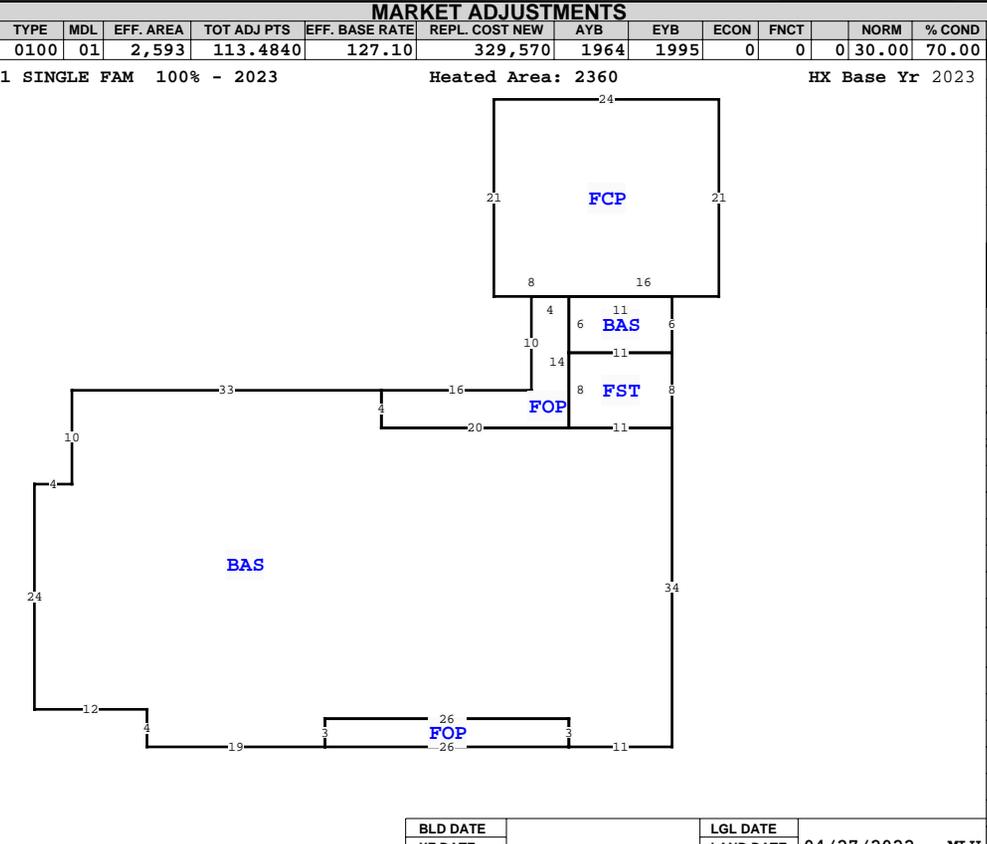


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	19	COMMON BRK 100	0100	01	2,593	113.4840	127.10	329,570	1964	1995	0	0	30.00	70.00
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM 100% - 2023 Heated Area: 2360 HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	14	CARPET 80												
Interior Floor	15	HARDTILE 20												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms		3 100												
Bathrooms		2 100												
Frame	01	NONE 100												
Stories	1.1	1.100												
Architectual Units	05	CONV 100												
Condition Adj	03	03 100												
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	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	66	100		66	5,872									
BAS	2,294	100		2,294	204,097									
FCP	504	25		126	11,211									
FOP	78	30		23	2,046									
FOP	120	30		36	3,203									
FST	88	55		48	4,271									
TOTALS	3,150			2,593	230,699									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		230,699
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		44,867
TOTAL MARKET VALUE		279,666
SOH/AGL Deduction		1,909
ASSESSED VALUE		277,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,346
TOTAL JUST VALUE		279,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1465/2794	4/29/2022	WD Q	Q	I	01	290,000
GRANTOR: LYONS WILLIAM J						
GRANTEE: WATERS JAMES LEWIS						
1088/1315	6/20/2006	WD Q	Q	I		238,000
GRANTOR: BONNIE H HUNT						
GRANTEE: WILLIAM J & JUDITH						

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	0	0	1.00	UT	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	6	6	1.00	UT	0.00	100	1993	1993	3	100	100	
4	0294	SHED WOOD/	0	100	20	24	1.00	UT	0.00	100	1993	1993	3	100	300	
TOTALS															4,100	

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	DPTH 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-2	0.00	0.00	21,296.00	SF		1.00	1.00	1.00	1.00	1.00	21,296							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	20,037.00	SF		1.00	1.00	1.00	1.00	1.00	20,037							
3	0000	C	VAC RES	100			19.00	186.00	3,534.00	SF		1.00	1.00	1.00	1.00	1.00	3,534							