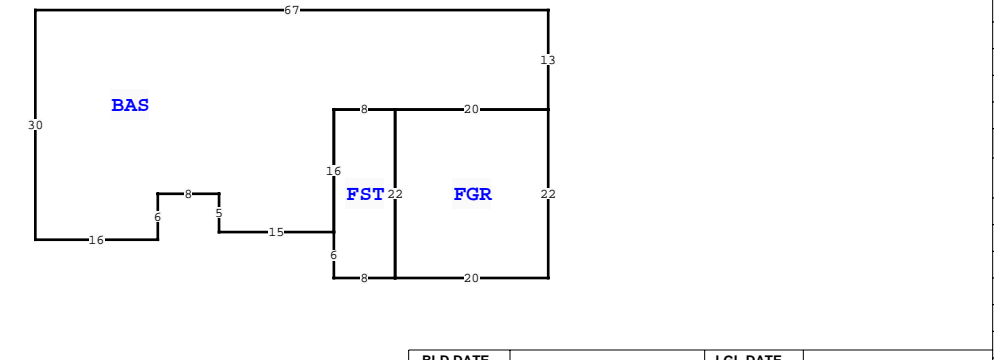


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,678	117.4089	131.50	352,157	1966	1966	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2339 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			228,902
TOTAL MARKET OB/XF VALUE			16,536
TOTAL LAND VALUE - MARKET			18,150
TOTAL MARKET VALUE			263,588
SOH/AGL Deduction			0
ASSESSED VALUE			263,588
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			263,588
TOTAL JUST VALUE			263,588
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,538

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	1,471	100		1,471	125,734
FGR	440	55		242	20,685
FST	176	55		97	8,291
FUS	868	100		868	74,192
<b>TOTALS</b>	<b>2,955</b>			<b>2,678</b>	<b>228,902</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/235	2/14/2023	WD	U	I	11	100
GRANTOR: GOOCH JULIE R						
GRANTEE: RYLANDER JENNIFER E						
1485/233	2/14/2023	PR	U	I	19	100
GRANTOR: GOOCH JULIE R AS PR						
GRANTEE: MANTHEY DARLENE J						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1966	1966	3	40	14,336	
4	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

TOTAL OB/XF														16,536			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/19/2026			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W67 S30 E16 N6 E8 S5 E15FST= S6 E8 N22 W8 S16\$ N16 E8FGR= S22 E20 N22 W20\$ E20 N13\$ PTR=N50 FUS= W28 S31 E28 N31\$ S50\$.													

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	0		*RSF	210.00	110.00	12,100.00	SF		1.00	1.00	1.00	1.50	1.50	18,150										