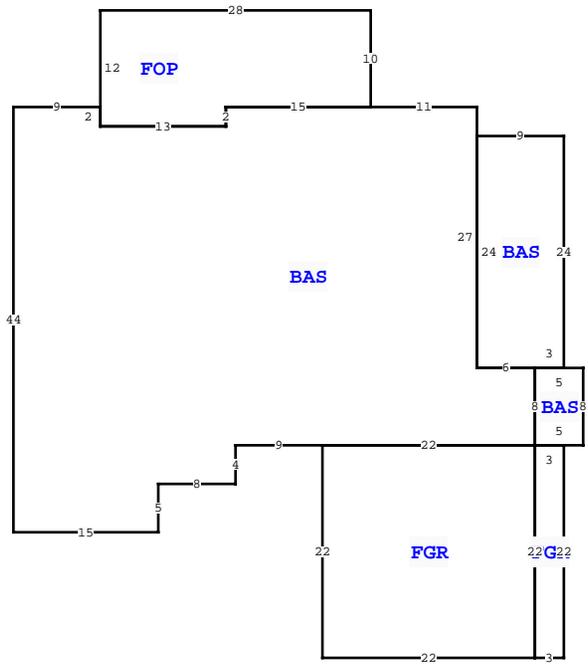




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAR NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	40	100	
BAS	216	100	
BAS	1,869	100	
FGR	66	55	
FGR	484	55	
FOP	306	30	
TOTALS	2,981		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,519	103.3050	117.77	296,663	1988	1988		0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 2125 HX Base Yr 2014												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	192,831		
TOTAL MARKET OB/XF VALUE	2,985		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	230,816		
SOH/AGL Deduction	90,743		
ASSESSED VALUE	140,073		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	88,662		
TOTAL JUST VALUE	230,816		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	227,426		
SALE:1:1: LOT 5 BLOCK 12 FOREST HILLS UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0106	10/10/2013	WD	U	I	30	126,500
GRANTOR: LANA V MCLAIN & EDWAR						
GRANTEE: DESERRAI GOOSEN DAV						
1152/2391	6/19/2008	WD	Q	I	01	167,500
GRANTOR: BARBARA LESLIE						
GRANTEE: LANA BROWN						

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
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	585.00	100	0	0
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993

TOTAL OB/XF												
2,985												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/14/2026			MLU						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W11 FOP= N10 W28 S12 E13 N2 E15\$ W15 S2 W13 N2 W9 S44												
E15 N5 E8 N4 E9 FGR= S22 E22 FGR= E3 N22 W3 S22\$ N22 W22\$ E22												
BAS= E5 N8 W5 S8\$ N8 BAS= E3 N24 W9 S24 E6\$ W6 N27\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0133	C	SFR LAKE	100		*RSF	195.00	210.00	1.00	LT		1.00