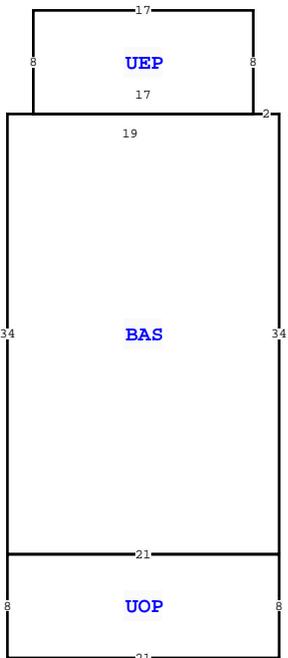


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	714	100	
UEP	136	60	
UOP	168	20	
TOTALS	1,018		

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%	- 0	89.91	74,625	1920	1920	10	0	35.00	55.00	Heated Area: 714 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			41,044
TOTAL MARKET OB/XF VALUE			350
TOTAL LAND VALUE - MARKET			4,400
TOTAL MARKET VALUE			45,794
SOH/AGL Deduction			25,470
ASSESSED VALUE			20,324
TOTAL EXEMPTION VALUE	HX HB		20,324
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			45,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1997	ADDN SFR	79	01/20/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2343	10/15/2025	LE U		I	14	100
GRANTOR: KELLUM MAE CATHEN (EN)						
GRANTEE: KELLUM-ROSS JAMIE (						
1528/836	11/25/2024	LE U		I	14	100
GRANTOR: KELLUM MAE CATHEN (EN)						
GRANTEE: KELLUM-ROSS JAMIE (						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 UEP= N8 W17 S8 E17\$ W19 S34 UOP= S8 E21 N8 W21\$ E21 N34\$.	

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	0258	PATIO	0	100	0	0			1.00	UT	0.00		0	3	100	50			
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00		100	2011	2011	3	100	300	

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			0.00	0.00	8,800.00	SF		1.00	1.00	1.00	0.50	0.50	4,400							