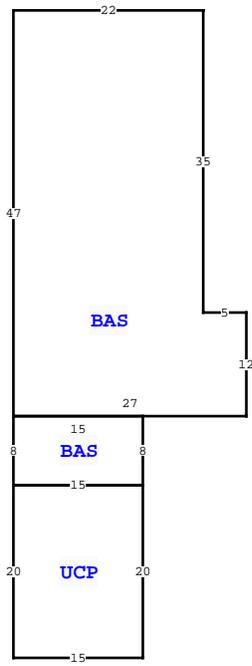


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architactual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	6,168
BAS	1,094	100		1,094	56,229
UCP	300	20		60	3,084
TOTALS	1,514			1,274	65,480

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,274	81.9774	93.45	119,055	1940	1940	10	0	35.00	55.00
1 SINGLE FAM			100% - 2020	Heated Area: 1214			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			65,480
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			4,851
TOTAL MARKET VALUE			71,531
SOH/AGL Deduction			21,404
ASSESSED VALUE			50,127
TOTAL EXEMPTION VALUE	HX HB		25,127
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			71,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046349	Remodel	9,500	01/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2695	3/31/2026	WD	U	I	11	100
GRANTOR: PARKER SOPHIA L						
GRANTEE: COBY SOPHIA L REVOC						
0877/1268	2/17/1999	WD	Q	I	01	22,671
GRANTOR: WESTERN UNT LIFE ASSU						
GRANTEE: S PARKER						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 S47 BAS= S8 UCP= S20 E15 N20 W15\$ E15 N8 W15\$ E27 N12 W5 N35\$.									

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		*C-CBD44.00	105.00	105.00	4,620.00	SF		1.00	1.00	1.40	0.75	1.05	4,851							