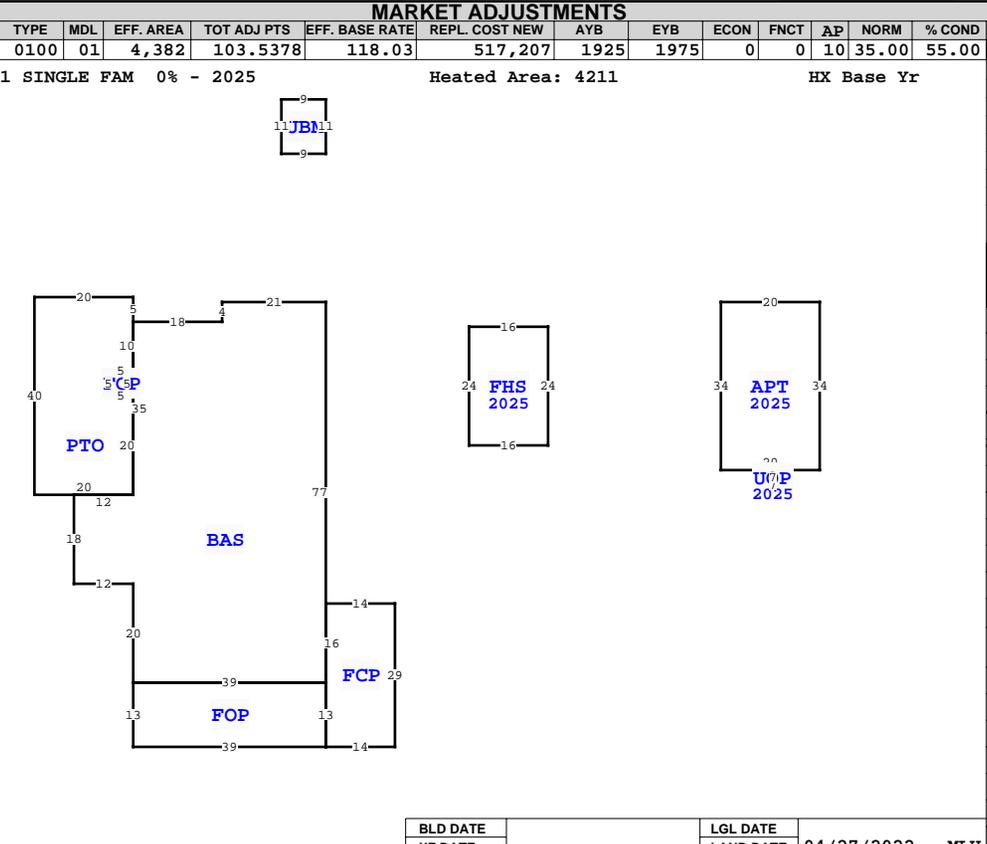


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
Exterior Wall	19	COMMON BRK 100	0100	01	4,382	103.5378	118.03	517,207	1925	1975	0	0	10	35.00	55.00
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2025 Heated Area: 4211 HX Base Yr												
Roof Cover	03	COMP SHNGL 100													
Interior Wall	03	PLASTER 100													
Interior Floor	12	HARDWOOD 80													
Interior Floor	11	CLAY TILE 20													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms		3 100													
Bathrooms		3 100													
Frame	01	NONE 100													
Stories	1.1	1. 100													
Architectual Units	05	CONV 100													
Condition Adj	02	02 100													
Kitchen Adjus	01	01 100													
Quality	05	05													
DOR CODE	0100 SINGLE FAMILY														
MAP NUM		MKT AREA	06												
NEIGHBORHOOD/LOC	840317.00 1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
APT	680	100	2025	680	44,143										
BAS	3,147	100		3,147	204,292										
FCP	406	25		102	6,621										
FHS	384	60	2025	230	14,931										
FOP	25	30		8	519										
FPT	507	30		152	9,868										
PTO	775	5		39	2,532										
UBM	99	20		20	1,299										
UOP	21	20	2025	4	260										
TOTALS	6,044			4,382	284,464										



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	284,464		
TOTAL MARKET OB/XF VALUE	4,790		
TOTAL LAND VALUE - MARKET	26,943		
TOTAL MARKET VALUE	316,197		
SOH/AGL Deduction	0		
ASSESSED VALUE	316,197		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	316,197		
TOTAL JUST VALUE	316,197		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	311,208		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/633	12/19/2024	WD	Q	I	01	359,000
GRANTOR: MARSEE JERRY D						
GRANTEE: EVANSTON CONTRACTIN						
0958/1151	7/22/2002	WD	Q	I		225,000
GRANTOR: CURRY						
GRANTEE: JERRY D & EDITH MAR						

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	240	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

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			0.00	0.00	24,662.00	SF		1.00	1.00	1.15	0.95	1.09	26,943							

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/27/2022 MLU									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W21 S4 W18 S35 W12 S18 E12 S20 E39 N77 \$									
PTO=[ORIG=-39,4] N5 W20 S40 E20 N20 W5 N5 E5 N10 \$									
FOP=[ORIG=-39,77] S13 E39 N13 W39 \$									
FCP=[ORIG=0,77] S13 E14 N29 W14 S16 \$									
UBM=[ORIG=0,-30] N11 W9 S11 E9 \$									
FOP=[ORIG=-39,19] N5 W5 S5 E5 \$									
PTR=[ORIG=0,0] N30 S30 \$									
APT=[YR=2025;ORIG=80,0] E20 S34 W20 N34 \$									
UOP=[YR=2025;ORIG=94,34] S3 W7 N3 E7 \$									
FHS=[YR=2025;ORIG=29,5] E16 S24 W16 N24 \$									