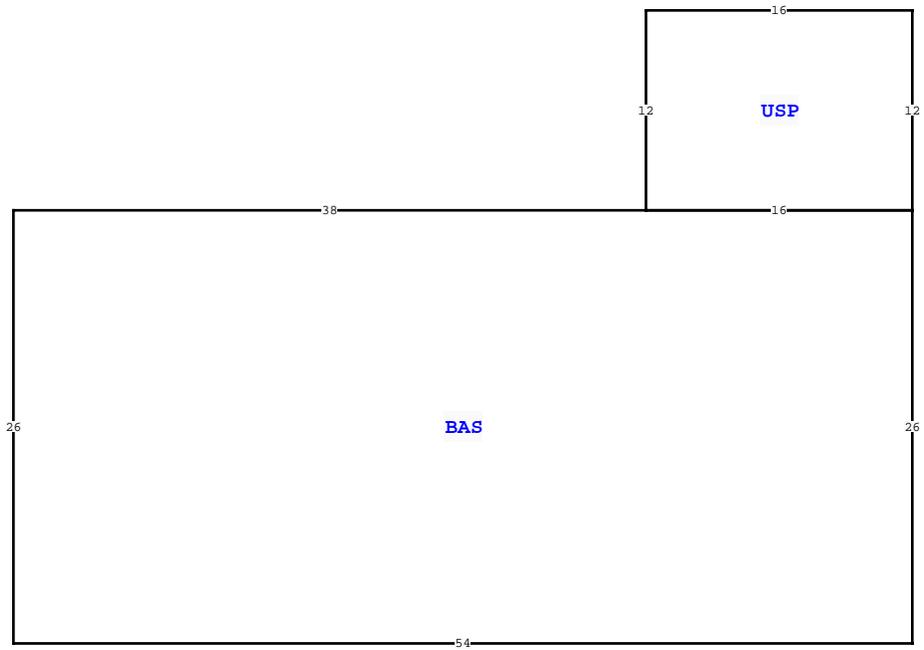


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 90				
Exterior Wall	08 WD OR PLY 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
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
BAS	1,404	100		1,404	112,323
USP	192	35		67	5,360
TOTALS	1,596			1,471	117,683

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,471	109.8900	123.08	181,051	1959	1970	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1404 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,683
TOTAL MARKET OB/XF VALUE		2,810
TOTAL LAND VALUE - MARKET		11,085
TOTAL MARKET VALUE		131,578
SOH/AGL Deduction		1,405
ASSESSED VALUE		130,173
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		130,173
TOTAL JUST VALUE		131,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00080			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/504	2/18/2026	WD U	U	I	11	100
GRANTOR: KENDRICK LARRY D						
GRANTEE: BONNIE OAKS, LLC						
0811/0691	9/22/1995	WD U	U	I	11	32,000
GRANTOR: US DEPT OF VETERANS A						
GRANTEE: LARRY & PEGGY KENDR						

EXTRA FEATURES																	
L	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	40	38	1,520.00	UT	1.50	1.50	100	1980	1980	3	100	2,280	
2	0166	CONC, PAVMT	0	0	11	20	220.00	UT	1.50	1.50	100	1980	1980	3	100	330	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF												
2,810												

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W38 S26 E54 N26 USP= N12 W16 S12 E16S W16S.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			*RSF-3	0.00	0.00	7,390.00	SF		1.00	1.00	1.00	1.50	1.50	11,085							