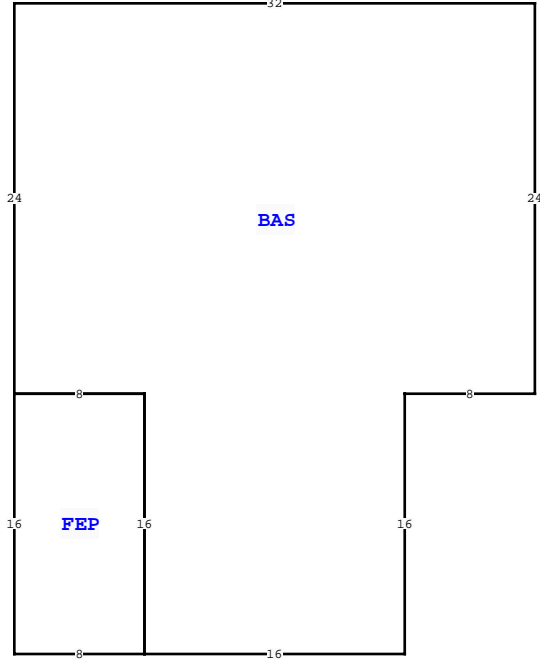


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
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				
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	1,024	100		1,024	82,181
FEP	128	80		102	8,186
TOTALS	1,152			1,126	90,368

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%	2022									
				Heated Area:	1024			HX Base Yr	2022			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		90,368	
TOTAL MARKET OB/XF VALUE		2,788	
TOTAL LAND VALUE - MARKET		9,750	
TOTAL MARKET VALUE		102,906	
SOH/AGL Deduction		17,776	
ASSESSED VALUE		85,130	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		33,719	
TOTAL JUST VALUE		102,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1758	9/06/2021	WD	Q	I	01	81,000
GRANTOR: BEAVER STEVEN CRAIG						
GRANTEE: CAO NGUYEN						
1348/0347	11/13/2017	WD	Q	I	01	53,600
GRANTOR: LISA M SHEPPARD						
GRANTEE: STEVEN CRAIG BEAVER						

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	0294	SHED WOOD/	0	100	10	12	UT	12.00	12.00	50	0	0	3	50	720			
2	0166	CONC,PAVMT	0	100	12	76	UT	1.50	1.50	100	2003	2003	3	100	1,368			
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2011	2011	3	100	300			
4	0263	PRCH,USP	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	400			
TOTALS													1,152		1,126		90,368	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W32 S24 FEP= S16 E8 N16W8\$ E8 S16 E16 N16 E8 N24\$.			

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		*RSF-3	0.00	0.00	6,500.00	SF		1.00	1.00	1.00	1.50	1.50	9,750							