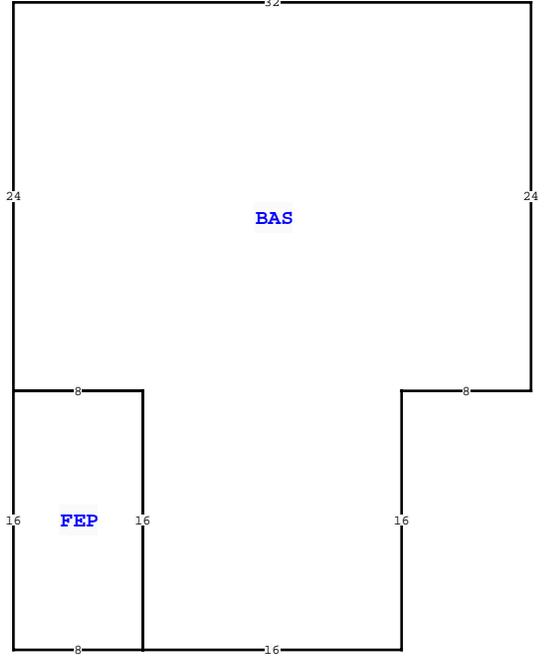


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architctual	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	83,646
FEP	128	80		102	8,332
TOTALS	1,152			1,126	91,978

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			91,978
TOTAL MARKET OB/XF VALUE			2,788
TOTAL LAND VALUE - MARKET			6,175
TOTAL MARKET VALUE			100,941
SOH/AGL Deduction			15,811
ASSESSED VALUE			85,130
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,719
TOTAL JUST VALUE			100,941
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														2,788		

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	0.95	0.95	6,175							