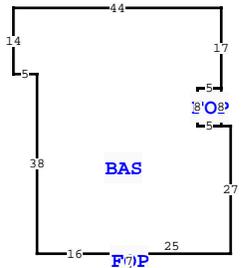
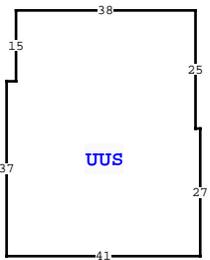


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	50		
Interior Floor	15	HARDTILE	50		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		8	100		
Frame	02	WOOD FRAME	100		
Story Height		18	100		
RMS		9	100		
Stories	2.	2.	100		
Units		0	100		
Condition Adj	01	01	100		
Quality	04	04			
DOR CODE	1700	OFFICE BLD	1STY		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	850317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100		2,112	78,419
FOP	21	30		6	223
FOP	40	30		12	446
UUS	2,077	40		831	30,855
TOTALS	4,250			2,961	109,942

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 2022									
				Heated Area: 2112								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		152,536				
TOTAL MARKET OB/XF VALUE		500				
TOTAL LAND VALUE - MARKET		26,250				
TOTAL MARKET VALUE		179,286				
SOH/AGL Deduction		0				
ASSESSED VALUE		179,286				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		179,286				
TOTAL JUST VALUE		179,286				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		174,439				
LAND:1:1: ADJ4;CORNER.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21-097			08/03/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1764	1/29/2021	WD	U	I	37	12,000
GRANTOR: CHARLES COLIN MELVYN						
GRANTEE: TWENTYEIGHT FOURTEE						
1329/1864	12/08/2016	WD	U	I	18	70,000
GRANTOR: STATES RESOURCES CORP						
GRANTEE: COLIN MELVYN CHARLE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S14 E5 S38 E16 FOP= S3 E7 N3 W7\$ E25 N27 W2 FOP= N8 W5 S8 E5\$ W5 N8 E5 N17\$ PTR= N30 UUS= N27 W1 N25 W38 S15 W2 S37 E41\$ S30\$.						

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	0296	SHED METAL	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

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	1700	C	1STORY OFF	0		*CG	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	2.50	2.50	26,250								

