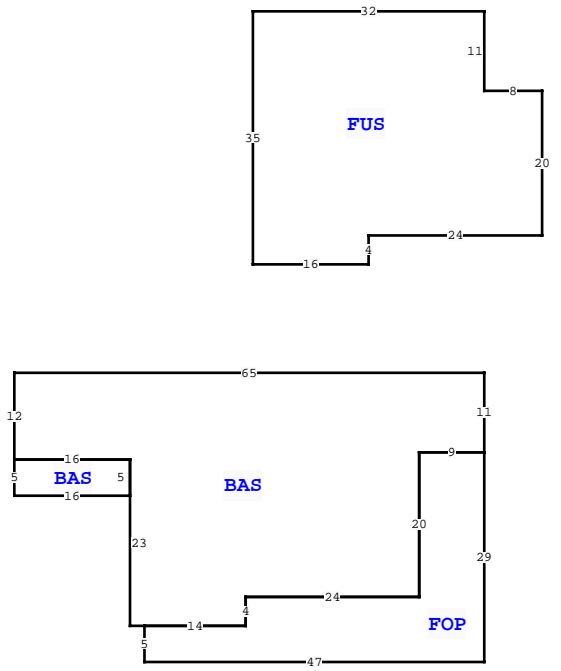


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	03	PLASTER 100			
Interior Floo	12	HARDWOOD 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.5	1.5 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	01	01 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	80	100		80	2,661
BAS	1,595	100		1,595	53,056
FOP	547	30		164	5,455
FUS	1,216	100		1,216	40,449
TOTALS	3,438			3,055	101,622

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	3,055	65.9988	73.92	225,826	1900	1900	0	0	20	35.00	45.00	
1 SINGLE FAM 0% - 2025 Heated Area: 2891 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Standard	
BUILDING MARKET VALUE		101,622
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		22,969
TOTAL MARKET VALUE		125,791
SOH/AGL Deduction		0
ASSESSED VALUE		125,791
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		125,791
TOTAL JUST VALUE		125,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/178	3/01/2024	WD	U	I	18	132,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: O'DRISCOLL CAROL						
1468/469	5/26/2022	WD	U	I	11	100
GRANTOR: ROCKET MORTGAGE, LLC						
GRANTEE: FEDERAL NATIONAL MO						

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	0296	SHED METAL	0	0	10	20	UT	5.00	5.00	100	1993	1993	3	100	1,000	
2	0166	CONC, PAVMT	0	0	0	0	UT	0.00	0.00	100	2011	2011	3	100	200	
TOTALS														3,438		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W65 S12 BAS= S5 E16 N5 W16 E16 S23 E2 FOP= S5 E47 N29 W9 S20 W24 S4 W14 E14 N4 E24 N20 E9 N11 PTR=N50 FUS= W32 S35 E16 N4 E24 N20 W8 N11 S50\$.													

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	0		RO	125.00	105.00	13,125.00	SF		1.00	1.00	1.00	1.75	1.75	22,969							