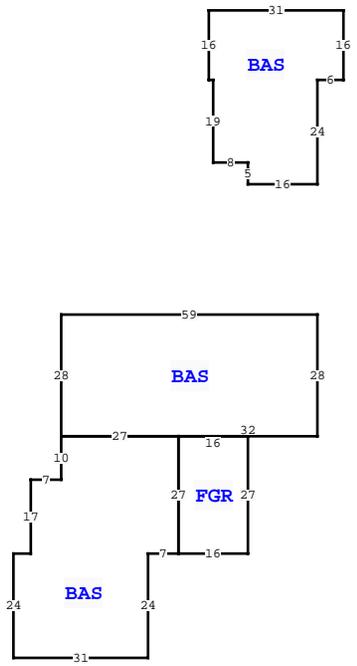




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Frame NONE 100				
1.5	1.5 100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
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	1,032	100		1,032	80,248
BAS	1,592	100		1,592	123,793
BAS	1,652	100		1,652	128,459
FGR	432	55		238	18,507
TOTALS	4,708			4,514	351,006

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%	- 2010								
Heated Area: 4276						HX Base Yr 2010					



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		351,006		
TOTAL MARKET OB/XF VALUE		4,600		
TOTAL LAND VALUE - MARKET		19,294		
TOTAL MARKET VALUE		374,900		
SOH/AGL Deduction		172,231		
ASSESSED VALUE		202,669		
TOTAL EXEMPTION VALUE		51,411		
BASE TAXABLE VALUE		151,258		
TOTAL JUST VALUE		374,900		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		368,738		
SALE:1:1: 400 SOUTH HERNANDO STREET				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
4006	ADDN COMM	75	10/31/2006	
3323	ADDN SFR	50	07/07/2005	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1228/0478	12/19/2011	QC U	I 11	100
GRANTOR: YONG AM & EVA PARK (F)				
GRANTEE: YONG AM & EVA PARK				
1135/1990	10/16/2007	WD Q	I	278,800
GRANTOR: ERROL PARK				
GRANTEE: YONG AM & YOUNG SOO				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W59 S28 BAS= S10 W7 S17 W4 S24 E31 N24 E7 N27 W27\$ E27 FGR= S27 E16 N27 W16\$ E32 N28\$ PTR= N30 BAS= N24 E6 N16 W31 S16 E1 S19 E8 S5 E16\$ S30\$.				

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	0180	FPLC 1STRY	0	100	0	2.00	UT	2,000.00	2,000.00	50	0	0	3	50	2,000	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
TOTAL OB/XF 4,600																

LAND DESCRIPTION																								
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		CG	105.00	105.00	5,513.00	SF		1.00	1.00	1.00	1.75	1.75	9,648							
2	0100	C	SFR	100		CG	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	1.75	1.75	9,646							