

| ELEMENT | CD | CONSTRUCTION |
|--------------------|----|----------------|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPLK 90 |
| Interior Floor | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual Units | 05 | CONV 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 966 | 133.7040 | 149.75 | 144,658 | 1953 | 2005 | 0 | 0 | 25.00 | 75.00 | |
| 1 SINGLE FAM 100% - 2023 Heated Area: 960 HX Base Yr 2023 | | | | | | | | | | | | |

| | | |
|------------------|-----------|---------------|
| MAP NUM | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 960 | 100 | | 960 | 107,820 |
| FOP | 20 | 30 | | 6 | 674 |
| TOTALS | 980 | | | 966 | 108,494 |

| 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 | 0120 | CLFENCE | 4 | 0 100 | 0 0 | | 1.00 | UT 0.00 | | | | | | 200 | |

| | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-----|
| TOTAL OB/XF | | | | | | | | | | | | | | 200 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-----|

| 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 | | *RSF- | 372.00 | 120.00 | 8,015.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 7,614 | | | | | | | |

| | | | | | | | | | | | | | | | |
|-------------|------------|----|----|--------------|------|-------------------|-------|---------|---|---------------|---|---------|-------|-----------------------|-----|
| REVIEW DATE | 09/19/2022 | BY | CP | Total Acres: | 0.18 | Total Land Value: | 7,614 | Market: | 0 | Agricultural: | 0 | Common: | 7,614 | PRINTED 06/10/2026 BY | SYS |
|-------------|------------|----|----|--------------|------|-------------------|-------|---------|---|---------------|---|---------|-------|-----------------------|-----|

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 108,494 |
| TOTAL MARKET OB/XF VALUE | | | 200 |
| TOTAL LAND VALUE - MARKET | | | 7,614 |
| TOTAL MARKET VALUE | | | 116,308 |
| SOH/AGL Deduction | | | 1,515 |
| ASSESSED VALUE | | | 114,793 |
| TOTAL EXEMPTION VALUE | HX HB DD | | 61,411 |
| BASE TAXABLE VALUE | | | 53,382 |
| TOTAL JUST VALUE | | | 116,308 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 118,116 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1468/1285 | 6/07/2022 | WD | Q | I | 01 | 126,000 |
| GRANTOR: SIZEMORE MICHAEL P | | | | | | |
| 1454/933 | 12/06/2021 | WD | Q | I | 01 | 67,000 |
| GRANTOR: NELSON STEPHEN JAMES | | | | | | |
| GRANTEE: SIZEMORE MICHAEL P | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W15 S39 FOP= W4 S5 E4 N5\$ S8 E30 N17 W15 N30\$. | |