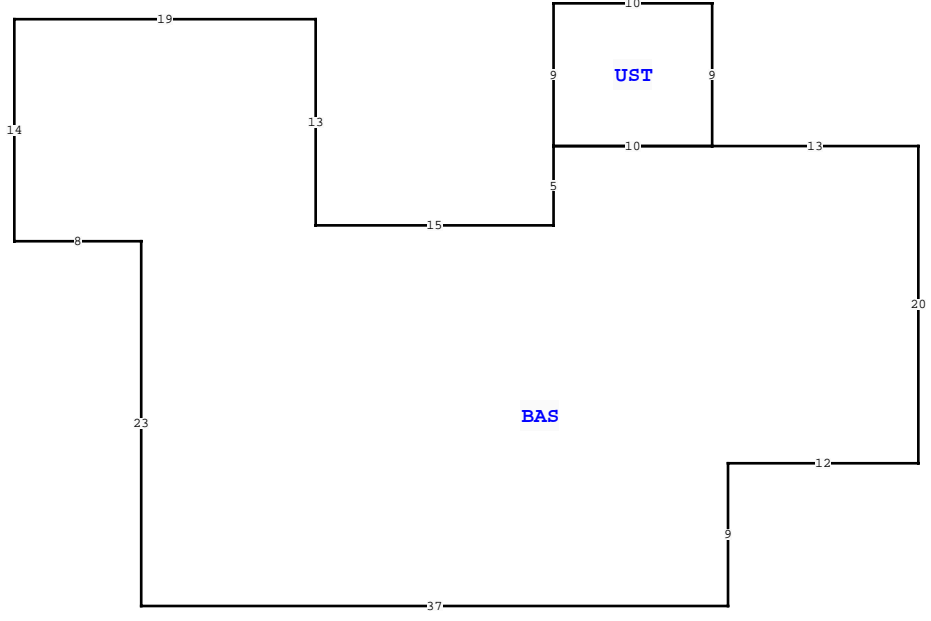


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	04 BUILT-UP 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
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 07				
NEIGHBORHOOD/LOC	860317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	120,660
UST	90	45		40	3,357
TOTALS	1,528			1,478	124,017

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%	- 2026									
			Heated Area: 1438				HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			124,017
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			7,478
TOTAL MARKET VALUE			132,195
SOH/AGL Deduction			0
ASSESSED VALUE			132,195
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			80,784
TOTAL JUST VALUE			132,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,544
SALE:4:1: Q C DEED FROM MARIA IVANOFF TO LUBEN IVA			
SALE:3:1: LOT 12, GIEBEIGS ADDITION			
SALE:2:1: LOT 12, GIEBEIGS ADDITION			
SALE:1:1: LOT 12, GIEBEIGS ADDITION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1636	12/29/2025	WD	U	I	41	165,000
GRANTOR: ROMULUS REGINALD						
GRANTEE: JONES ERICA LYNN						
1347/2003	11/01/2017	WD	U	I	12	18,500
GRANTOR: CASTLEROCK 2017 LLC						
GRANTEE: REGINALD ROMULUS						

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	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00				0.00	
2	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				0.00	

BLD DATE			LGL DATE		
XF DATE	INC DATE		LAND DATE	AG DATE	
			04/27/2022		MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W13 UST= N9 W10 S9 E10\$ W10 S5 W15 N13 W19 S14 E8 S23 E37 N9 E12 N20\$.												

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-	372.00	110.00	7,872.00	SF		1.00	1.00	1.00	0.95	0.95	7,478								