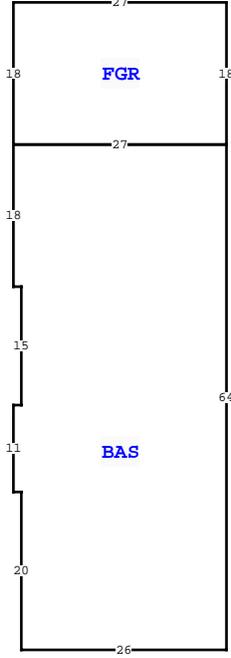




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	04 SINGLE SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	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 06				
NEIGHBORHOOD/LOC	860317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100		1,693	117,165
FGR	486	55		267	18,478
TOTALS	2,179			1,960	135,643

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,960	95.0600	106.47	208,681	1940	1980		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1693 HX Base Yr													



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	135,643			
TOTAL MARKET OB/XF VALUE	5,700			
TOTAL LAND VALUE - MARKET	19,950			
TOTAL MARKET VALUE	161,293			
SOH/AGL Deduction	0			
ASSESSED VALUE	161,293			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	161,293			
TOTAL JUST VALUE	161,293			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	156,505			
SALE: 4:1: ORB 806-509 = 10,000)				
SALE: 3:1: SANDRA 1/2 INT JEANETTE 1/2 INT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000044391	Roof Replacement	11,597	05/10/2022	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1472/2495	8/04/2022	WD Q	I 01	155,000
GRANTOR: WASHINGTON BIANCA				
GRANTEE: PU HAIYAN				
1019/1150	6/25/2004	WD Q	I	79,000
GRANTOR: RUTH WOODS				
GRANTEE: BIANCA WASHINGTON				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[ORIG=0,0] W27 S18 E1 S15 W1 S11 E1 S20 E26 N64 \$				
FGR=[ORIG=0,0] N18 W27 S18 E27 \$				

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	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
TOTALS														5,700		

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	DPHT 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		*RSF	360.00	101.00	6,060.00	SF		1.00	1.00	1.00	1.25	1.25	7,575							
2	0100	C	SFR	0		*RSF	355.00	180.00	9,900.00	SF		1.00	1.00	1.00	1.25	1.25	12,375							