

BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100	2700	03
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	80		
Interior Wall	04	PLYWOOD	20		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Story Height		0	100		
RMS		0	100		
Stories	1.	1.	100		
Units		2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0800MULTI-FAM <10				
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	54	100		54	2,087
BAS	1,143	100		1,143	44,166
FCP	247	25		62	2,396
HXB	1,508	100		1,508	58,269
UOP	24	20		5	193
UOP	24	20		5	193
TOTALS	3,000			2,777	107,304

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLEX	54.3%	- 0	77.28	214,607	1930	1930	0	0	50.00	50.00	

Heated Area: 2705 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			107,304
TOTAL MARKET OB/XF VALUE			3,340
TOTAL LAND VALUE - MARKET			50,540
TOTAL MARKET VALUE			161,184
SOH/AGL Deduction			61,150
ASSESSED VALUE			100,034
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			75,034
TOTAL JUST VALUE			161,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,442

SALE:2:1: PERSONAL REP DEED
BLDG:1:1: HOUSE IN GOOD CONDITION.
SALE:1:1: \$.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
719	ADDN SFR	29	06/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0787/2279	3/18/1994	QC	Q	I	01	0

GRANTOR: MARYDELL PHILLIPS
GRANTEE: JANICE BATES
0780/1423 9/29/1993 PR U I 11 0
GRANTOR: GLEASON ESTATE
GRANTEE: PHILLIPS-BATES

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	100	12	12	144.00	UT	5.00	100	1993	1993	3	100	720	
2	0296	SHED METAL	0	100	10	30	300.00	UT	5.00	100	1993	1993	3	100	1,500	
3	0294	SHED WOOD/	0	100	0	0	96.00	UT	7.50	100	1993	1993	3	100	720	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION																								
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	0800	C	MULTI-FAM	100		*RSF	110.00	80.00	8,800.00	SF		1.00	1.00	0.70	2.00	1.40	12,320							
2	0800	C	MULTI-FAM	0		*RSF	130.00	210.00	27,300.00	SF		1.00	1.00	0.70	2.00	1.40	38,220							

BUILDING NOTES												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/12/2026 MLU												

BUILDING DIMENSIONS												
HXB= W18 S26 W13 S26 E13 S13 E12 UOP= S4 E6 N4 W6\$ E6 N65\$ BAS= S65 UOP= S4 E6 N4 W6\$ E18 N11 BAS= E3 N9 W6 S9 E3\$ W3 N9 E3 FCP= E13 N19 W13 S19\$ N45 W18\$.												

TOTAL OB/XF												
3,340												