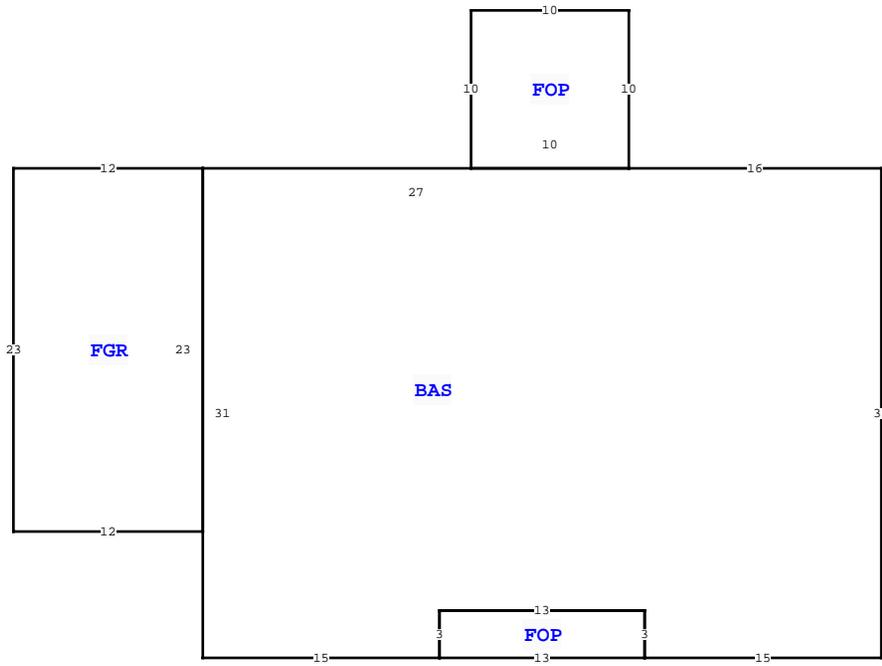


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	05 AVERAGE 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100		1,294	115,033
FGR	276	55		152	13,512
FOP	39	30		12	1,067
FOP	100	30		30	2,667
TOTALS	1,709			1,488	132,279

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%	1998								
Heated Area: 1294 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		132,279
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		156,219
SOH/AGL Deduction		58,171
ASSESSED VALUE		98,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,637
TOTAL JUST VALUE		156,219
NCON VALUE		3,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,327
LAND:1:1: 0.20 AC		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047899	Roof Replacement	10,500	08/15/2023
659	MAINT/ALTR	0	07/25/2016
2024-000007			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0846/0572	9/23/1997	WD	Q	I		63,500
GRANTOR: EAGLE						
GRANTEE: WILSON						

EXTRA FEATURES																	
L	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	0166	CONC, PAVMT	0	100	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0030	BARN, MT	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2026	2025		100	3,600	

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100			*RSF	205.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/13/2025 BY JB																								
Total Acres: 0.27					Total Land Value: 18,500					Market: 0					Agricultural: 0					Common: 18,500				