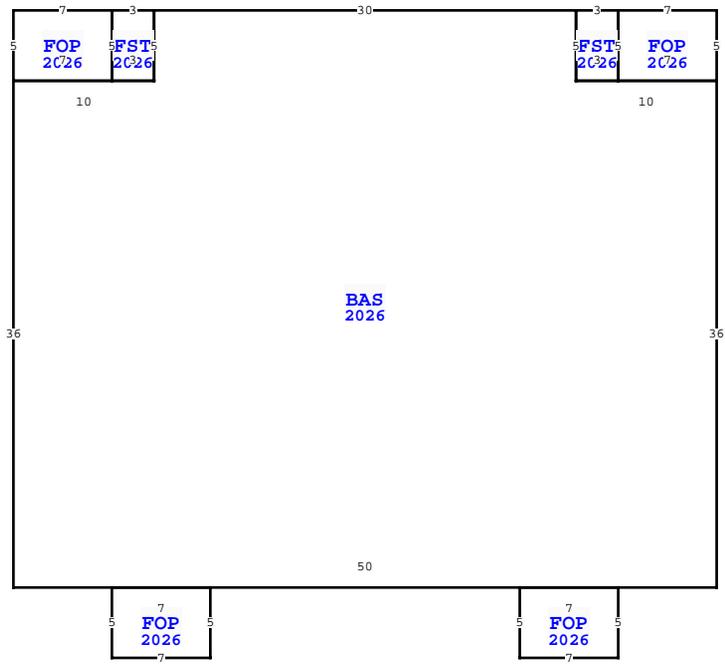




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 90				
19	COMMON BRK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	1 100				
02	WOOD FRAME 100				
1.	1. 100				
2	2 100				
03	03 100				
05	05				
0800	MULTI-FAM <10				
	MKT AREA	06			
870317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2026	1,950	193,713
FOP	35	30	2026	10	993
FOP	35	30	2026	10	993
FOP	35	30	2026	10	993
FOP	35	30	2026	10	993
FST	15	55	2026	8	795
FST	15	55	2026	8	795
TOTALS	2,120			2,006	199,276

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2026								
Heated Area: 1950 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		199,276	
TOTAL MARKET OB/XF VALUE		3,060	
TOTAL LAND VALUE - MARKET		24,500	
TOTAL MARKET VALUE		226,836	
SOH/AGL Deduction		14,259	
ASSESSED VALUE		212,577	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		212,577	
TOTAL JUST VALUE		226,836	
NCON VALUE		202,336	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		9,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0192	NEW DUPLEX		04/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1263	3/12/2021	WD	Q	I	01	33,000

GRANTOR: TOWNSEND KENNETH R
GRANTEE: ABEK PROPERTIES LLC
0954/2094 5/29/2002 WD Q I 01 37,000
GRANTOR: OCWEN FED BANK FSB
GRANTEE: KENNETH R & KATHIE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=10,10] S36 E50 N36 W10 N5 W30 S5 W10 \$	
FOP=[YR=2026;ORIG=17,46] S5 E7 N5 W7 \$	
FOP=[YR=2026;ORIG=46,46] S5 E7 N5 W7 \$	
FOP=[YR=2026;ORIG=53,5] S5 E7 N5 W7 \$	
FOP=[YR=2026;ORIG=10,5] S5 E7 N5 W7 \$	
FST=[YR=2026;ORIG=50,5] S5 E3 N5 W3 \$	
FST=[YR=2026;ORIG=17,5] S5 E3 N5 W3 \$	

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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2026	2025		100	3,060	

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	0800	C	MULTI-FAM	0		RSF	1100.00	98.00	9,800.00	SF		1.00	1.00	1.00	2.50	2.50	24,500							