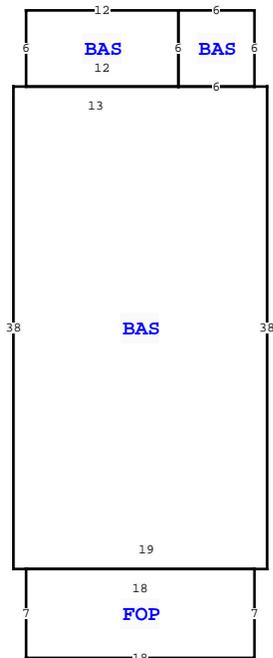


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	2 100				
Bathrooms	1 100				
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	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	2,944
BAS	72	100		72	5,888
BAS	760	100		760	62,145
FOP	126	30		38	3,107
TOTALS	994			906	74,084

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
				Heated Area: 868								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Standard		
BUILDING MARKET VALUE			74,084
TOTAL MARKET OB/XF VALUE			80
TOTAL LAND VALUE - MARKET			8,835
TOTAL MARKET VALUE			82,999
SOH/AGL Deduction			0
ASSESSED VALUE			82,999
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			82,999
TOTAL JUST VALUE			82,999
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1463	ADDN SFR	70	10/26/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1886	11/04/2025	WD	Q	I	01	115,000
GRANTOR: WARDWELL KYLE						
GRANTEE: THURSTON ROSS M						
1472/1381	8/02/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WARDWELL KYLE						

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	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
TOTALS													80			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W1 W6 W13 S38 E1 E19 N38 \$			
FOP=[ORIG=-19,38] S7 E18 N7 W18 \$			
BAS=[ORIG=-7,0] N6 W12 S6 E12 \$			
BAS=[ORIG=-1,0] N6 W6 S6 E6 \$			

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	0		RSF	1100.00	93.00	9,300.00	SF		1.00	1.00	1.00	0.95	0.95	8,835							