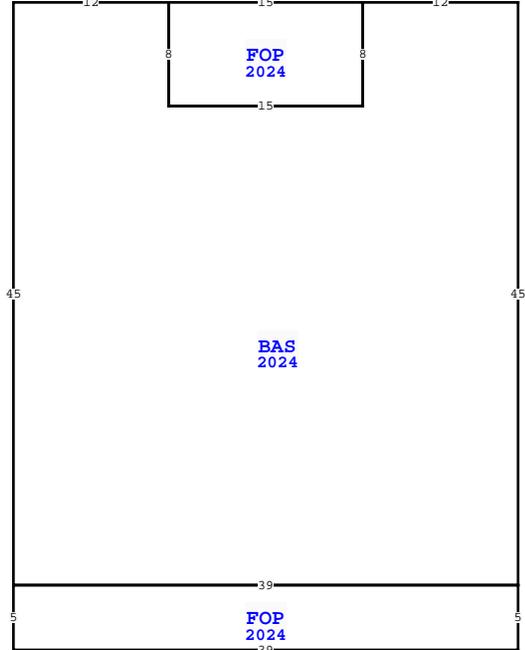


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	00 N/A 50
Exterior Wall	31 VINYL SID 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	00 N/A 50
Interior Floor	13 LAM/VNLPLK 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	870317.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,635
FOP	120
FOP	195
TOTALS	1,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2010								
Heated Area: 1635										HX Base Yr 2010	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	149,585		
TOTAL MARKET OB/XF VALUE	5,539		
TOTAL LAND VALUE - MARKET	49,045		
TOTAL MARKET VALUE	204,169		
SOH/AGL Deduction	112,937		
ASSESSED VALUE	91,232		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	39,821		
TOTAL JUST VALUE	204,169		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	205,108		
SALE:2:1: LOTS 7 & 8 BLK C SUNSHINE PARK			
SALE:1:1: LOTS 5 & 6 BLK C SUNSHINE PARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047969	New Residential C	282,000	08/23/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1184/0364	11/13/2009	WD U	I 11
GRANTOR: MILAGROS MALDONADO	GRANTEE: BEFAITHFUL COKER		
0800/1932	1/17/1995	WD U	V 34
GRANTOR: SUZANNE MARIE OSBORNE	GRANTEE: MILAGROS MALDONADO		
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=80,40] N45 W12 S8 W15 N8 W12 S45 E39 \$			
FOP=[YR=2024;ORIG=41,45] E39 N5 W39 S5 \$			
FOP=[YR=2024;ORIG=68,3] N8 W15 S8 E15 \$			

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	0011	BARN,BLK A	0 100	15	23	1.00	UT	0.00	0.00	100	0	0	3	100	1,259	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
5	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
8	0119	MASONRY WA	0 0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
9	0166	CONC,PAVMT	0 100	0	0	610.00	UT	3.00	3.00	100	2024	2023		100	1,830	
TOTALS															1,729	149,585

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	100		*RO	0.00	0.00	9,018.00	SF		1.00	1.00	1.00	2.50	2.50	22,545							
2	0000	C	VAC RES	100		00	100.00	106.00	10,600.00	SF		1.00	1.00	1.00	2.50	2.50	26,500							