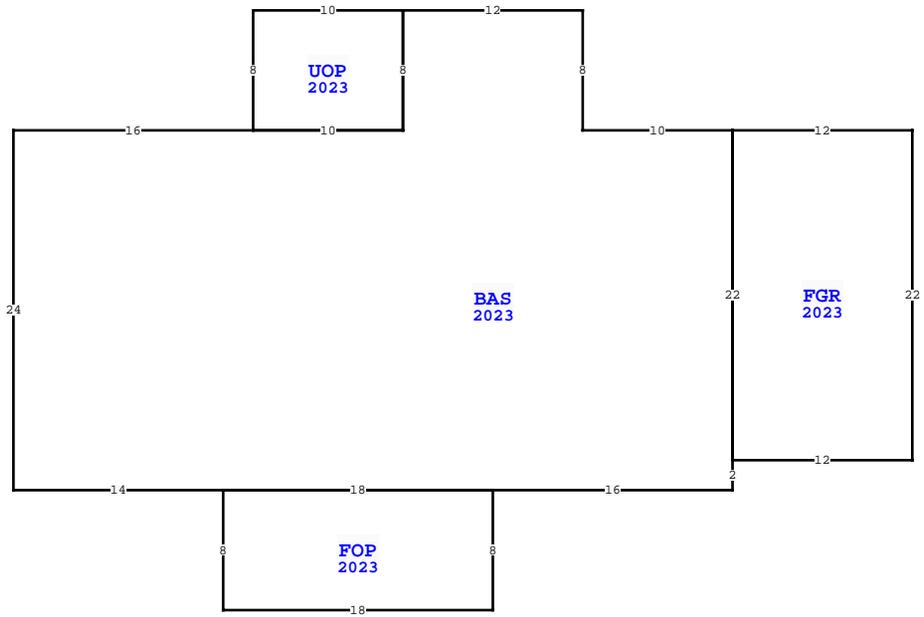




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| 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 | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,248 | 100 | 2023 |
| FGR | 264 | 55 | 2023 |
| FOP | 144 | 30 | 2023 |
| UOP | 80 | 20 | 2023 |
| TOTALS | 1,736 | | |

| 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% | - 2024 | | | | | | | | |
| | | | Heated Area: 1248 | | | | HX Base Yr 2024 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 172,253 | |
| TOTAL MARKET OB/XF VALUE | | 1,924 | |
| TOTAL LAND VALUE - MARKET | | 5,878 | |
| TOTAL MARKET VALUE | | 180,055 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 180,055 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 128,644 | |
| TOTAL JUST VALUE | | 180,055 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 181,830 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 2202000715 | NEW SFR | | 04/01/2021 |
| 037 | ADDN SFR | 500 | 09/03/1992 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1477/1258 | 10/14/2022 | WD | Q | I | 01 | 225,000 |
| GRANTOR: CURRY SCOTT J | | | | | | |
| GRANTEE: KEPHART SAMIAH | | | | | | |
| 1424/1947 | 11/19/2020 | WD | Q | I | 01 | 8,000 |
| GRANTOR: JACQUI T NORMAN TRUST | | | | | | |
| GRANTEE: SCOTT J CURRY | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 |
| 3 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 408.00 | UT | 3.00 | 3.00 | 100 | 2023 |

| TOTAL OB/XF | | | | | | | | | | | | 1,924 | |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|-------|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | |
| | | | 04/27/2022 | | | MLU | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=50,10] S24 E14 E18 E16 N2 N22 W10 N8 W12 S8 W10 W16 \$ | | | | | | | | | | | |
| FGR=[YR=2023;ORIG=98,10] E12 S22 W12 N22 \$ | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=64,34] E18 S8 W18 N8 \$ | | | | | | | | | | | |
| UOP=[YR=2023;ORIG=66,2] E10 S8 W10 N8 \$ | | | | | | | | | | | |

| 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 | 100 | | RSF-1 | 75.00 | 83.00 | 6,187.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 5,878 | | | | | | | |