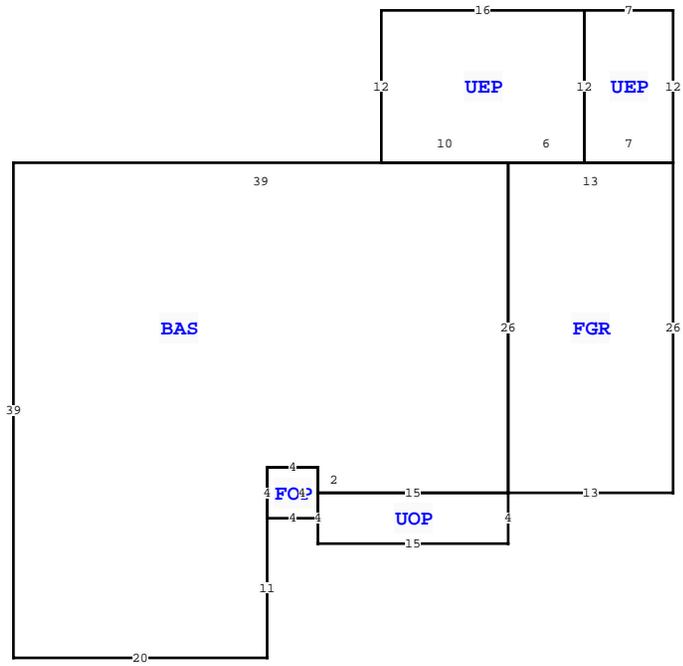




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	870317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,266	100
FGR	338	55
FOP	16	30
UEP	84	60
UEP	192	60
UOP	60	20
TOTALS	1,956	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,634	122.0000	139.08	227,257	1980	1980	0	10	0	35.00	55.00	
1 SINGLE FAM 100% - 0 Heated Area: 1266 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			124,991
TOTAL MARKET OB/XF VALUE			2,150
TOTAL LAND VALUE - MARKET			13,629
TOTAL MARKET VALUE			140,770
SOH/AGL Deduction			53,987
ASSESSED VALUE			86,783
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			35,372
TOTAL JUST VALUE			140,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,577

SALE:2:1: LOT 20 & 21 LESLIE S/D
 SALE:1:1: LOTS 20 & 21 LESLIE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044157	Roof Replacement	6,000	04/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1125	8/02/2019	QC	U	I	30	0
GRANTOR: JERRY EPPERSON						
GRANTEE: JERRY EPPERSON & JE						
0758/1764	4/07/1992	WD	Q	I		40,000
GRANTOR: SAMUEL WHITLOW						
GRANTEE: JERRY EPPERSON						

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	800	
4	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF													
2,150													

BUILDING NOTES									
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BUILDING DIMENSIONS
 BAS= S39 E20 N11 FOP= E4 N4W4 S4\$ N4 E4 S2 UOP= S4 E15 N4 W15\$ E15 FGR= E13 N26 W13 S26\$ N26 UEP= E6 UEP= E7 N12 W7 S12\$ N12 W16 S12 E10\$ W39\$.

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	DPTH 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	110.00	165.00	16,826.00	SF		1.00	1.00	1.08	0.75	0.81	13,629							