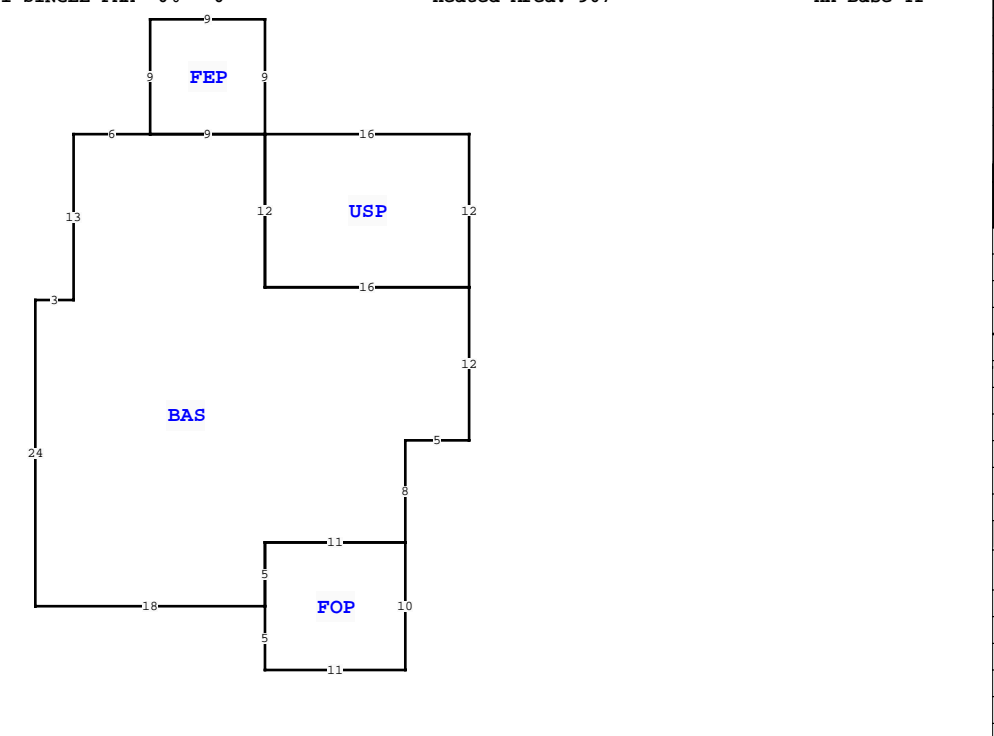


MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		94.45	101,250	1900	1995	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	907	100		907	55,683
FEP	81	80		65	3,990
FOP	110	30		33	2,026
USP	192	35		67	4,113
TOTALS	1,290			1,072	65,812

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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		

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	0		RO	0.00	0.00	10,202.00	SF		1.00	1.00	1.00	1.25	1.25	12,752							

TOTAL OB/XF		250
-------------	--	-----

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		65,812
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		12,752
TOTAL MARKET VALUE		78,814
SOH/AGL Deduction		0
ASSESSED VALUE		78,814
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		78,814
TOTAL JUST VALUE		78,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/2783	3/29/2019	WD Q	I	01		47,000
GRANTOR: JOHN PIERCE						
GRANTEE: R&J BRINKMAN TRUSTE						
1381/1007	3/22/2019	WD U	I	11		100
GRANTOR: JOHN PIERCE						
GRANTEE: R&J BRINKMAN TRUSTE						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS= W6 S13 W3 S24 E18 FOP= S5 E11 N10 W11 S5\$ N5 E11 N8 E5 N12 USP= N12 W16 S12 E16\$ W16 N12FEP= N9 W9 S9 E9\$W9\$.	