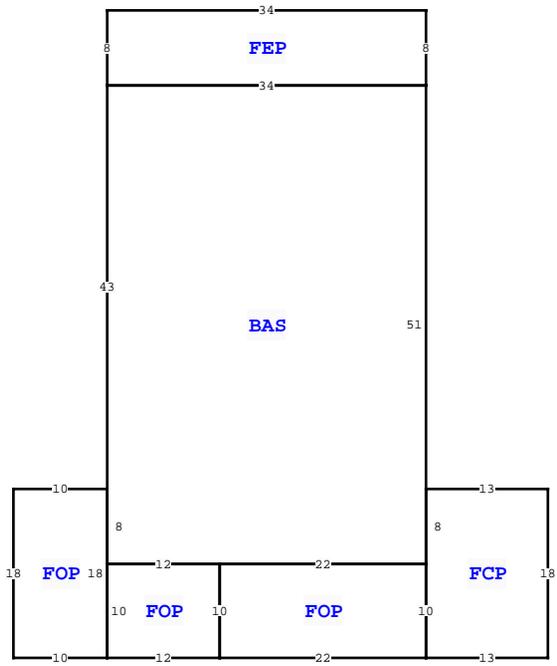


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,734	100
FCP	234	25
FEP	272	80
FOP	120	30
FOP	180	30
FOP	220	30
TOTALS	2,760	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,166	65.5099	74.68	161,757	1930	1930	0	0	10	35.00	55.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1734 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			88,966
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			7,200
TOTAL MARKET VALUE			100,166
SOH/AGL Deduction			0
ASSESSED VALUE			100,166
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100,166
TOTAL JUST VALUE			100,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,605
SALE:1:1: HER 1/4 INT (ALSO INVOLVES RE# 13770)			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
000047927	Electrical Servic	0	08/18/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1518/573	6/24/2024	WD U	I 11
GRANTOR: THE MARGARET H HEDGE P			
GRANTEE: THE GRANNY BROWN LA			
1486/2536	2/27/2023	WD U	I 32
GRANTOR: THE MAOP LAND TRUST			
GRANTEE: SHEPARDSON HOWARD			
BUILDING NOTES			
BUILDING DIMENSIONS			
FEP= N8 W34 S8 E34\$ BAS= W34 S43 FOP= W10 S18 E10 N18\$ S8 FOP= S10 E12 N10 W12\$ E12 FOP= S10 E22 N10 W22\$ E22FCP= S10 E13 N18 W13 S8\$ N51\$.			

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

TOTAL OB/XF													
4,000													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		00	160.00	120.00	19,200.00	SF		1.00	1.00	0.50	0.75	0.38	7,200							