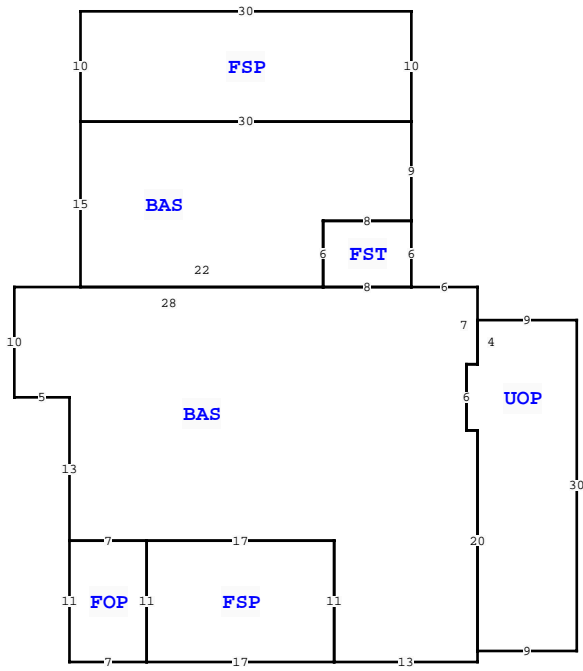


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	100
Kitchen Adjus	01	100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,739	118.5000	132.72	230,800	1930	1950	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1440 HX Base Yr														



MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		870317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	402	100		402	34,679
BAS	1,038	100		1,038	89,546
FOP	77	30		23	1,984
FSP	187	40		75	6,470
FSP	300	40		120	10,352
FST	48	55		26	2,243
UOP	276	20		55	4,745
TOTALS	2,328			1,739	150,020

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		150,020	
TOTAL MARKET OB/XF VALUE		15,214	
TOTAL LAND VALUE - MARKET		28,471	
TOTAL MARKET VALUE		193,705	
SOH/AGL Deduction		0	
ASSESSED VALUE		193,705	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		193,705	
TOTAL JUST VALUE		193,705	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		191,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1699	POOL	50	12/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2313	4/21/2026	WD Q	Q	I	01	187,500
GRANTOR: HUNTER TRAVIS CHANNIN						
GRANTEE: CHEAL CHRISTIAN						
1446/1302	8/30/2021	LE U	I	14		100
GRANTOR: HUNTER AMANDA FAYE						
GRANTEE: HUNTER TRAVIS CHANN						

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	0294	SHED WOOD/	0	0	13	16	1.00	UT	0.00	0.00	100	0	0	3	100	894	
2	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0280	POOL R/CON	0	0	10	26	260.00	UT	70.00	70.00	100	2000	2000	3	40	7,280	
4	0282	POOL ENCL	0	0	24	35	840.00	UT	15.00	15.00	100	2000	2000	3	40	5,040	
5	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/12/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS													
BAS= W6 FST= N6 W8 S6 E8 \$ W8 BAS= N6 E8 N9 FSP= N10 W30 S10 E30\$ W30 S15 E22\$ W28 S10 E5 S13 FOP= S11E7 N11 W7\$ E7 FSP= S11 E17 N11 W17\$ E17 S11 E13 N1 UOP= E9 N30 W9 S4 W1 S6 E1 S20\$ N20 W1 N6 E1 N7\$.													

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	0		*RO	0.00	0.00	5,580.00	SF		1.00	1.00	0.85	2.75	2.34	13,043							
2	0000	C	VAC RES	0		00	0.00	0.00	6,600.00	SF		1.00	1.00	0.85	2.75	2.34	15,428							