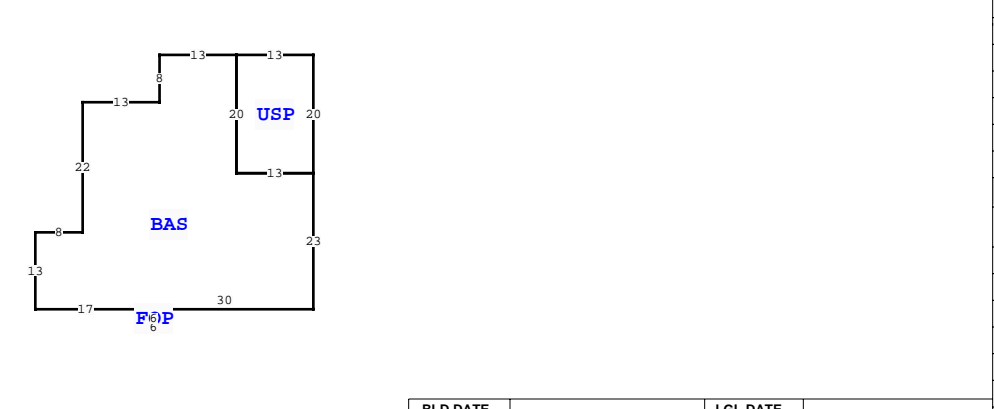


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,788	69.0077	77.29	138,195	1935	1935	0	0	30	35.00	35.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		48,368
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		13,200
TOTAL MARKET VALUE		63,968
SOH/AGL Deduction		0
ASSESSED VALUE		63,968
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		63,968
TOTAL JUST VALUE		63,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,668

Quality					
DOR CODE					
03	03				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	06				
NEIGHBORHOOD/LOC	32317.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100		1,417	38,332
FOP	18	30		5	135
UCP	550	20		110	2,976
UDU	300	55		165	4,464
USP	260	35		91	2,462
TOTALS	2,545			1,788	48,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/394	7/24/2023	WD Q	Q	I	01	55,000
GRANTOR: RHOADS JESSICA LYNNE						
GRANTEE: GRIFFIN AVE INVESTM						
1491/1639	5/26/2023	PB U	U	I	18	0
GRANTOR: BISHOP THOMAS E SR						
GRANTEE: RHOADS JESSICA LYNN						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

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		*RSF	120.00	110.00	13,200.00	SF		1.00	1.00	1.00	1.00	1.00	13,200							

REVIEW DATE 09/28/2023 BY ME																								
Total Acres: 0.30					Total Land Value: 13,200					Market: 0					Agricultural: 0					Common: 13,200				