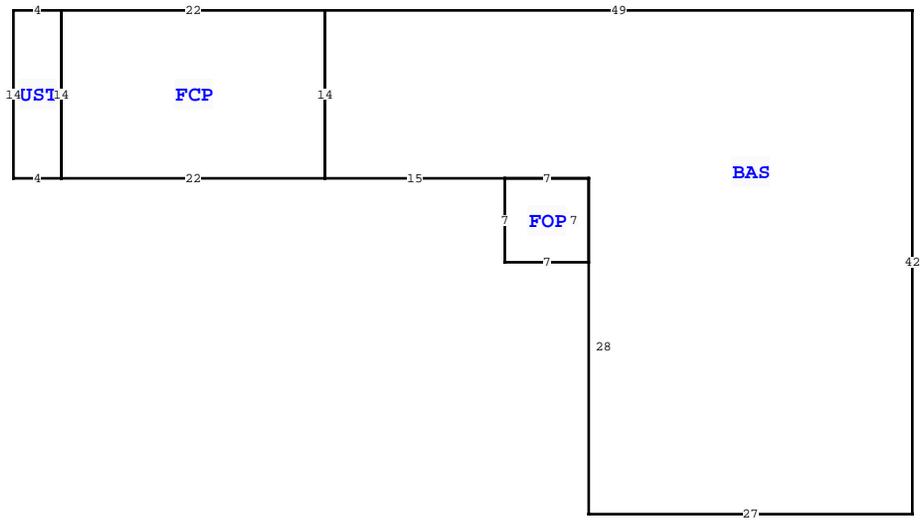




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	05	AVERAGE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100		1,442	125,992
FCP	308	25		77	6,728
FOP	49	30		15	1,310
UST	56	45		25	2,185
TOTALS	1,855			1,559	136,215

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1998								
				Heated Area: 1442			HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				136,215		
TOTAL MARKET OB/XF VALUE				3,200		
TOTAL LAND VALUE - MARKET				15,125		
TOTAL MARKET VALUE				154,540		
SOH/AGL Deduction				81,042		
ASSESSED VALUE				73,498		
TOTAL EXEMPTION VALUE	HX HB			48,498		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				154,540		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				148,367		
SALE:2:1: LOT 5 BLK A MELTONS S/D						
SALE:1:1: LOT 5 BLK A MELTON'S S/D						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/2231	9/12/1997	WD	Q	I		59,000
GRANTOR: MCAULEY						
GRANTEE: KIRKLAND						
0779/0798	8/30/1993	WD	Q	I		49,000
GRANTOR: IRENE UPSHAW EST						
GRANTEE: JOHN J MCAULEY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W49 FCP= W22 UST= W4 S14 E4 N14\$ S14 E22 N14\$ S14 E15 FOP= S7 E7 N7 W7\$ E7 S28 E27 N42\$.						

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	1,000.00	1,000.00	70	0	0	3	70	700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
TOTALS																	

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	100		*RSF-2	0.00	0.00	15,125.00	SF		1.00	1.00	1.00	1.00	1.00	15,125							