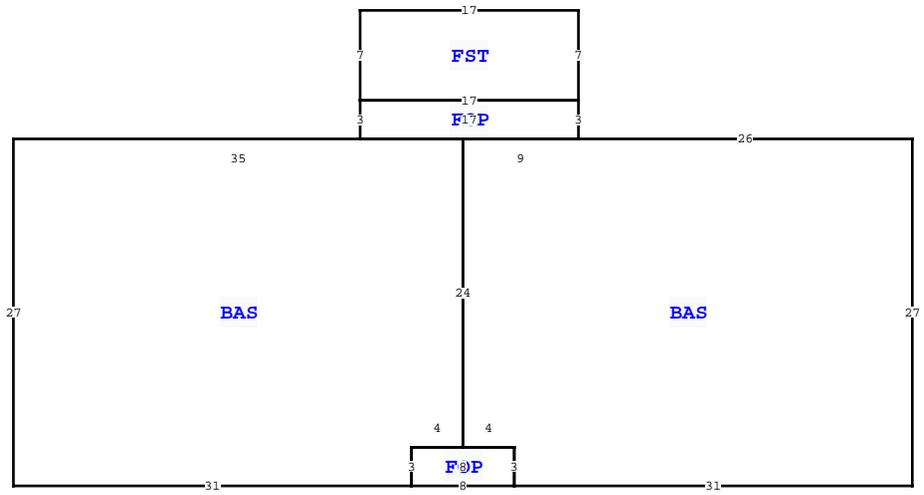


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	933	100	
BAS	933	100	
FOP	24	30	
FOP	51	30	
FST	119	55	
TOTALS	2,060		1,953 122,433

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	2023									Heated Area: 1866 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			367,299
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			50,750
TOTAL MARKET VALUE			420,049
SOH/AGL Deduction			0
ASSESSED VALUE			420,049
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			420,049
TOTAL JUST VALUE			420,049
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0000269	ADDN SFR	15	08/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/609	4/18/2022	QC	U	I	11	219,400
GRANTOR: LOWER LOWNDES INC						
GRANTEE: MHPJR LLC						
1167/2685	2/24/2009	WD	Q	I	01	298,000
GRANTOR: LINDA K WILLINGHAM						
GRANTEE: LOWER LOWNDES INC						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

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

BUILDING DIMENSIONS	
BAS= W26 FOP= N3 FST= N7 W17 S7 E17\$ W17 S3 E17\$ W9 BAS= W35 S27 E31 FOP= E8 N3W8 S3\$ N3 E4 N24\$ S24 E4 S3 E31 N27\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	36,250.00	SF		1.00	1.00	0.70	2.00	1.40	50,750							



