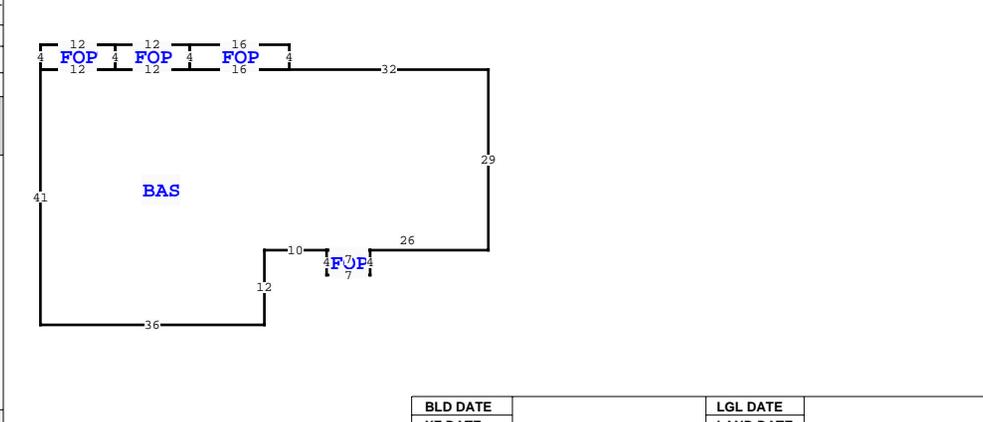


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	3 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2800	01	3,702	106.9425	96.25	356,318	1981	2000	0	0	0	31.25	68.75		
1 TRI/QUAD 0% - 2024 Heated Area: 3564 HX Base Yr														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		244,969	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		8,250	
TOTAL MARKET VALUE		253,719	
SOH/AGL Deduction		0	
ASSESSED VALUE		253,719	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		253,719	
TOTAL JUST VALUE		253,719	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		244,308	

Quality	05 05				
DOR CODE	0800MULTI-FAM <10				
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	2,520	100		2,520	166,753
FOP	284	30		85	5,624
FST	96	55		53	3,507
FUS	1,044	100		1,044	69,083
TOTALS	3,944			3,702	244,969



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047012	Roof Replacement	15,050	04/20/2023
272	ADDN SFR	50	05/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2766	7/06/2023	WD Q	Q	I	01	270,000
GRANTOR: ULMAN MARY ANN TRUSTE						
GRANTEE: LAKE FOREST PLACE,						
1113/0668	3/08/2007	WD Q	Q	I		200,000
GRANTOR: JAMES WILLIAM RIGSBY						
GRANTEE: MARY ANN ULMAN TRUS						

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	2024	2023		100	500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 FOP= N4 W16 S4 E16\$W16 FOP= N4 W12 S4 E12\$ W12 FST= N4 W12 S4 E12\$ FOP= N4 W12 S4 E12\$ W12 S41 E36 N12 E10 FOP= S4 E7 N4 W7\$ E26 N29\$ PTR=N30 FUS= N29 FOP= N4 W12 S4 E12\$ W12 FST= N4 W12 S4 E12\$ W12 FOP= N4 W12 S4 E12\$ W12 S29 E36\$ S30\$.	

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	0800	C	MULTI-FAM	0			0.00	0.00	11,000.00	SF		1.00	1.00	1.00	0.75	0.75	8,250							