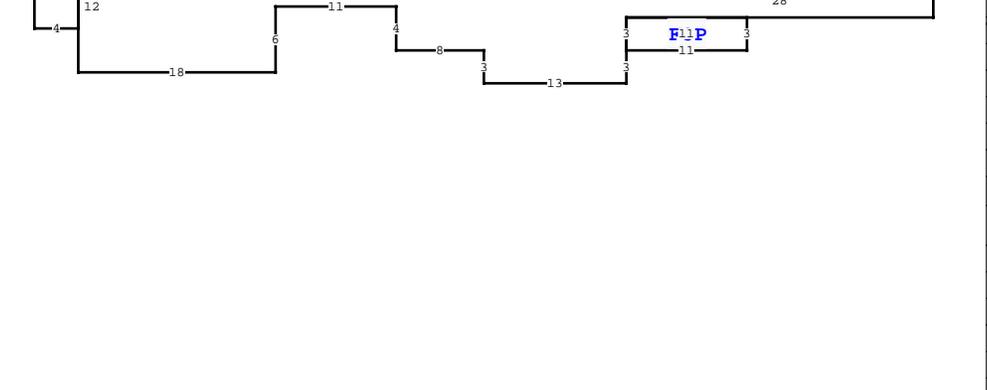




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	07 ASB SHNGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 80
Interior Floo	13 LAM/VNLPK 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

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%	- 2021		257,342	1940	1990		0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			167,272
TOTAL MARKET OB/XF VALUE			13,383
TOTAL LAND VALUE - MARKET			20,114
TOTAL MARKET VALUE			200,769
SOH/AGL Deduction			25,366
ASSESSED VALUE			175,403
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			123,992
TOTAL JUST VALUE			200,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,080

NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100		2,041	154,621
FOP	32	30		10	758
FOP	33	30		10	758
FOP	36	30		11	833
FOP	333	30		100	7,576
FST	66	55		36	2,727
TOTALS	2,541			2,208	167,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045255	Roof Replacement	12,000	08/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1441	6/20/2024	QC	U	I	11	100

GRANTOR: FRAZIER JONATHAN
GRANTEE: FRAZIER HOLLY ANN
1419/0048 9/04/2020 WD Q I 01 180,000
GRANTOR: LEE S & LAUREN M PINC
GRANTEE: HOLLY A & JONATHAN

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W33 S6 W3 S9 S6 W6 W11 N6 W6 S9 S12 E18 N6 E11 S4 E8 S3 E13 N3 N3 E28 N16 W3 N12 W16 N3 \$	
FOP=[ORIG=-33,0] W24 S15 E21 N9 E3 N6 \$	
FST=[ORIG=-42,21] N6 W11 S6 E11 \$	
FOP=[ORIG=-36,15] W6 S6 E6 N6 \$	
FOP=[ORIG=-9,34] E11 N3 W11 S3 \$	
FOP=[ORIG=-59,24] W4 S8 E4 N8 \$	

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0280	POOL R/CON	0	100	28	14	UT	30.40	30.40	100	2022	2021		93	11,083	
4	0294	SHED WOOD/	0	100	0	0	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION																								
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	275.00	153.00	26,819.00	SF		1.00	1.00	1.00	0.75	0.75	20,114							