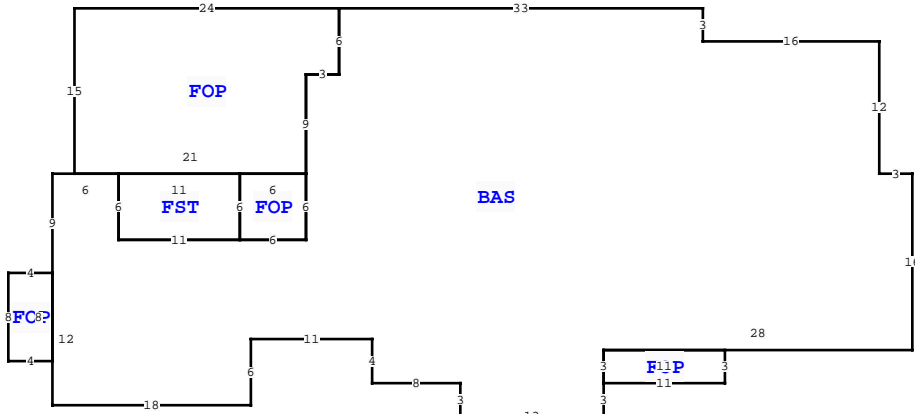


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LAM/VNLPK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100 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		Heated Area: 2041					HX Base Yr 2021	



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100		2,041	151,915
FOP	32	30		10	744
FOP	33	30		10	744
FOP	36	30		11	819
FOP	333	30		100	7,443
FST	66	55		36	2,679
TOTALS	2,541			2,208	164,345

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0280	POOL R/CON	0	100	28	392.00	UT	30.40	30.40	100	2022	2021		93	11,083	
4	0294	SHED WOOD/	0	100	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF											
13,383											

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	1.00	1.00	26,819							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			164,345
TOTAL MARKET OB/XF VALUE			13,383
TOTAL LAND VALUE - MARKET			26,819
TOTAL MARKET VALUE			204,547
SOH/AGL Deduction			29,144
ASSESSED VALUE			175,403
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			123,992
TOTAL JUST VALUE			204,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,080

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 \$