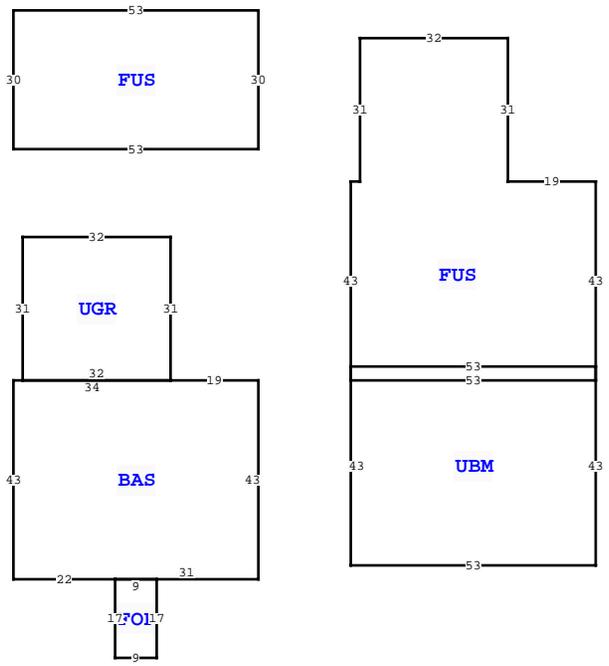


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame		N/A	100
Stories	2.	2.	100
Architctual	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
BAS	2,279	100	
FOP	153	30	
FUS	1,590	100	
FUS	3,271	100	
UBM	2,279	20	
UGR	992	45	
TOTALS	10,564		
		8,088	566,548

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2018									
				Heated Area: 7140								
					HX Base Yr 2018							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	566,548		
TOTAL MARKET OB/XF VALUE	5,000		
TOTAL LAND VALUE - MARKET	22,494		
TOTAL MARKET VALUE	594,042		
SOH/AGL Deduction	206,558		
ASSESSED VALUE	387,484		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	336,073		
TOTAL JUST VALUE	594,042		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	594,042		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0229	12/19/2017	WD	Q	I	01	430,000
GRANTOR: W DAVID CROSBY TRUSTE						
GRANTEE: GREGORY & SHAWNA L						
1171/1534	4/14/2009	WD	U	I	11	100
GRANTOR: W DAVID CROSBY						
GRANTEE: W DAVID CROSBY 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	0180	FPLC 1STRY	0	100	0	5.00	UT	2,000.00	2,000.00	50	0	0	3	50	5,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W19 UGR= N31 W32 S31 E32\$ W34 S43 E22 FOP= S17 E9 N17 W9\$ E31 N43\$ PTR= E20 FUS= E53 N43 W19 N31 W32 S31 W2 S43\$ W20\$ PTR=E20 S40 UBM= E53 N43 W53 S43\$ W20 N40\$ PTR=N50 FUS= N30 W53 S30 E53\$ S50\$.											

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-	239.00	215.00	29,992.00	SF		1.00	1.00	1.00	0.75	0.75	22,494							