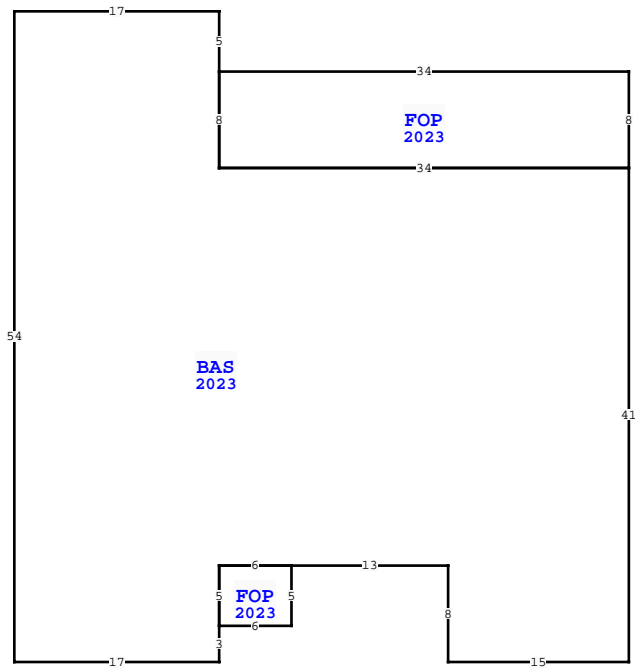


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	34616.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2023	2,160	304,097
FOP	30	30	2023	9	1,267
FOP	272	30	2023	82	11,544
TOTALS	2,462			2,251	316,909

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%	2023		Heated Area: 2160					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			316,909
TOTAL MARKET OB/XF VALUE			51,032
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			391,941
SOH/AGL Deduction			11,669
ASSESSED VALUE			380,272
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			328,861
TOTAL JUST VALUE			391,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044407	Swimming Pool and	38,000	05/11/2022
000044331	Solar Power System	16,687	05/03/2022
000041963	New Residential C	300,000	05/03/2022
000043604	Storage Building	13,000	01/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2732	11/11/2020	WD	Q	V	01	18,000
GRANTOR: EVERETTE HARRIS						
GRANTEE: KEITH N & ANDREA AC						
1231/0555	1/26/2012	QC	U	V	11	100
GRANTOR: EVERETT HARRIS						
GRANTEE: EVERETT HARRIS AND						

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800
2	0030	BARN, MT	0	100	0	0	1.00	UT	9,600.00	9,600.00	100	2023	2022		100	9,600
3	0280	POOL R/CON	0	100	27	15	405.00	UT	70.00	70.00	100	2023	2022		95	26,933
4	0166	CONC, PAVMT	0	100	0	0	513.00	UT	3.00	3.00	100	2023	2022		100	1,539
5	0282	POOL ENCL	0	100	34	20	680.00	UT	15.00	15.00	100	2023	2022		80	8,160
TOTALS															51,032	

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							