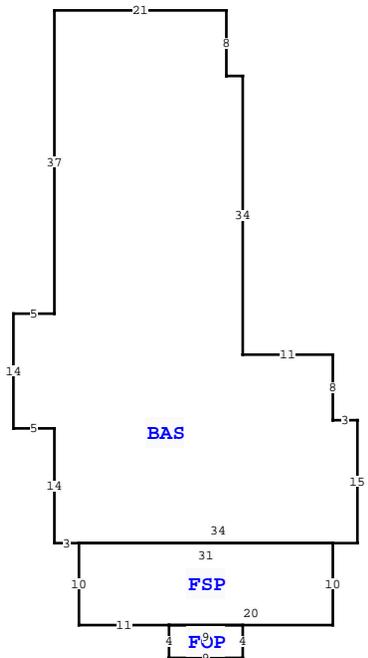


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	50		
Interior Floo	13	LAM/VNLPLK	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100		1,847	216,416
FOP	36	30		11	1,289
FSP	310	40		124	14,529
TOTALS	2,193			1,982	232,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,982	117.4635	133.91	265,410	1900	2015	0	0	12.50	87.50
1 SINGLE FAM			0% - 2025	Heated Area: 1847			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			232,234
TOTAL MARKET OB/XF VALUE			5,200
TOTAL LAND VALUE - MARKET			28,224
TOTAL MARKET VALUE			265,658
SOH/AGL Deduction			0
ASSESSED VALUE			265,658
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,658
TOTAL JUST VALUE			265,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054451	Roof Replacement	29,600	11/21/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1839	10/01/2024	WD	Q	I	01	365,000
GRANTOR: KING TRAVIS D						
GRANTEE: MARSHALL MICHELLE S						
1419/0273	9/04/2020	WD	U	I	30	100
GRANTOR: CARL D & DEBRA KING						
GRANTEE: TRAVIS D & AMANDA S						

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	0	0	2.00	UT	1,200.00	1,200.00	50	0	0	3	50	1,200	
2	0040	BARN, POLE	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
3	0261	PRCH, UOP	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W21 S37 W5 S14 E5 S14 E3 E34 N15 W3 N8 W11 N34 W2 N8 \$	
FSP=[ORIG=-18,65] S10 E11 E20 N10 W31 \$	
FOP=[ORIG=-7,75] S4 E9 N4 W9 \$	

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	0			0.00	0.00	44,100.00	SF		1.00	1.00	0.80	0.80	0.64	28,224							