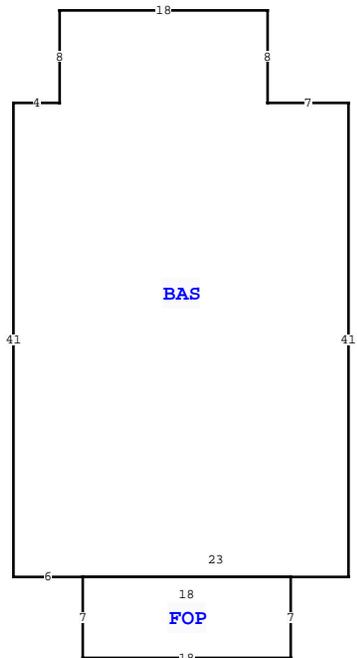


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 90	
Exterior Wall	08	WD OR PLY 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	13	LAM/VNLPLK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,333	100	
FOP	126	30	
TOTALS	1,459		

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	0%	- 2026										
				Heated Area: 1333					HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			83,045
TOTAL MARKET OB/XF VALUE			12,200
TOTAL LAND VALUE - MARKET			17,475
TOTAL MARKET VALUE			112,720
SOH/AGL Deduction			0
ASSESSED VALUE			112,720
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			112,720
TOTAL JUST VALUE			112,720
NCON VALUE			26,770
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,877
SALE:1:1: SELLERS HELD THE MORTGAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054038	Remodel	16,700	09/12/2025
38664	RECONNECT	75	09/27/2019
15988	M H	125	08/31/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/461	6/06/2025	WD	Q	I	01	140,000
GRANTOR: TINY ZEN, LLC						
GRANTEE: REDBRICK HOUSE LLC						
1476/146	9/22/2022	WD	U	I	38	66,000
GRANTOR: JONES ZENAS URIAH LON						
GRANTEE: TINY ZEN, LLC						

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0030	BARN, MT	0	0	0	1.00	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	
														TOTAL OB/XF	12,200	

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	0		A-1	0.00	0.00	2.33	AC		1.00	1.00	1.00	7,500.00	7,500.00	17,475							

