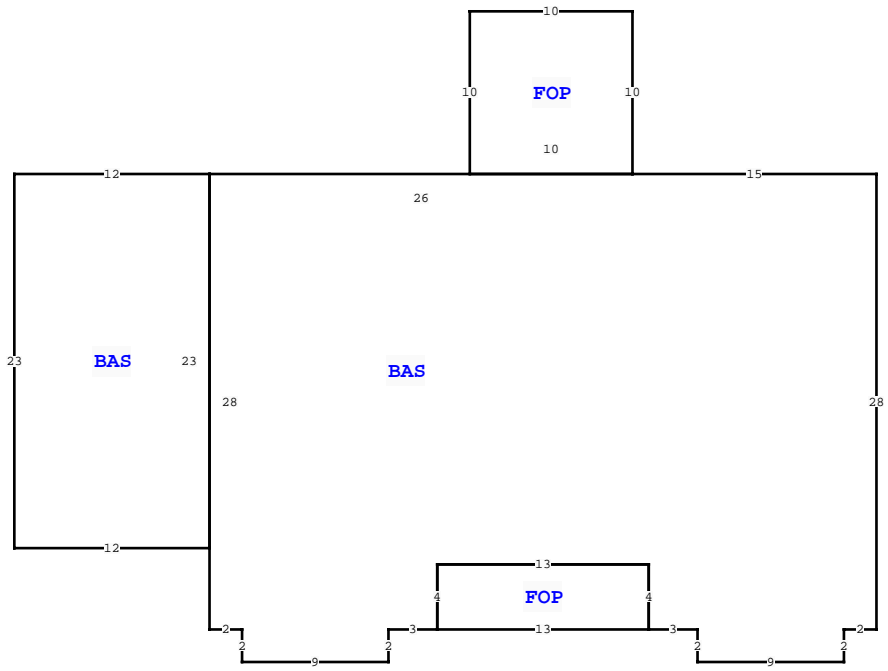


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			202,310	1995	1995	0	0	32.25	67.75	Heated Area: 1408 HX Base Yr	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		1416.0300 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	26,018
BAS	1,132	100		1,132	106,710
FOP	52	30		16	1,508
FOP	100	30		30	2,828
TOTALS	1,560			1,454	137,065

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION BY			STANDARD	
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			137,065	
TOTAL MARKET OB/XF VALUE			4,418	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			159,983	
SOH/AGL Deduction			0	
ASSESSED VALUE			159,983	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			159,983	
TOTAL JUST VALUE			159,983	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			162,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
478	SFR	199	07/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0921	11/20/2019	WD	Q	I	01	142,000

GRANTOR: TALMAGE D & DEANB MIN
GRANTEE: MANSOOK ROSE
1267/2642 1/03/2014 WD U I 38 72,000
GRANTOR: MILTON D & AMY R WILL
GRANTEE: TALMAGE D & DEAN B

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	0166	CONC, PAVMT	0	0	0	0	654.00	UT	1.00	1.00	100	1995	1995	3	100	654	
2	0296	SHED METAL	0	0	12	24	288.00	UT	11.00	11.00	50	2009	2009	3	50	1,584	
3	0060	CARPORT F	0	0	12	20	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF														4,418										
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		RSF-1	82.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY ks																								
Total Acres: 0.24					Total Land Value: 18,500					Market: 0					Agricultural: 0					Common: 18,500				