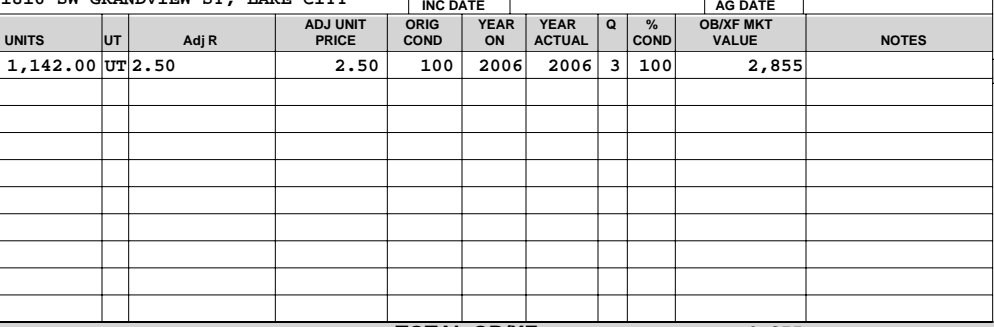


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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		
2700	03	2,896	120.6400	104.96	303,964	2006	2006	0	0	19.00	81.00		

1 DUPLEX 0% - 0 Heated Area: 2475 HX Base Yr



Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	1416.0400	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100		1,221	103,806
BAS	1,254	100		1,254	106,612
FGR	288	55		158	13,433
FGR	312	55		172	14,623
FOP	15	30		4	340
FOP	15	30		4	340
FOP	135	30		40	3,400
FOP	144	30		43	3,656
TOTALS	3,384			2,896	246,211

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	1,142.00	UT	2.50	2.50	100	2006	2006	3	100	2,855	

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	0800	C	MULTI-FAM	0		RMF-1	80.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			246,211
TOTAL MARKET OB/XF VALUE			2,855
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			267,566
SOH/AGL Deduction			46,903
ASSESSED VALUE			220,663
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,663
TOTAL JUST VALUE			267,566
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,859

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/0695	10/03/2019	WD	U	I	11	100
GRANTOR: EYAL IZIK						
GRANTEE: BRANDEN L STRICKLAN						
1390/0963	7/29/2019	WD	Q	I	01	180,000
GRANTOR: ROBERT J & SUVONA CLA						
GRANTEE: EYAL IZIK						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= S9 W16 N9 E16\$ S9 W16 FOP= N9 W15 S9 E15\$ BAS= W15 N9 W14 S51 E12 FOP= N3 W5 S3 E5\$ N3 E5 FGR= S18 E12 N24 W12 S6\$ N6 E12 N33\$ S33 FGR= S24 E13 N24 W13\$ E13 S6 FOP= S3 E5 N3 W5\$ E5 S3 E12 N51\$.	