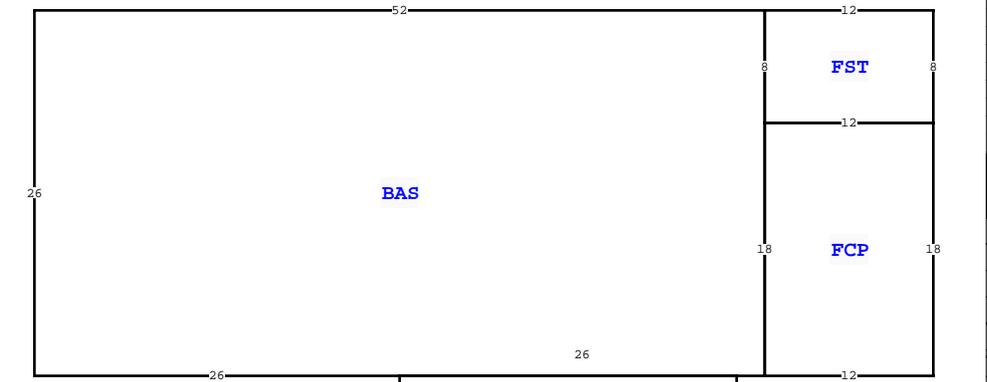


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,502	115.8300	132.05	198,339	1985	1985		0	0	35.00	65.00



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	1416.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	116,046
FCP	216	25		54	4,635
FOP	144	30		43	3,691
FST	96	55		53	4,549
TOTALS	1,808			1,502	128,920

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/14/2026	MLU

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	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	0	12	72	864.00	UT	1.40	1.40	85	0	0	3	85	1,028	
4	0296	SHED METAL	0	0	14	22	308.00	UT	4.50	4.50	100	1993	1993	3	100	1,386	

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			128,920
TOTAL MARKET OB/XF VALUE			3,764
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			157,684
SOH/AGL Deduction			0
ASSESSED VALUE			157,684
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			157,684
TOTAL JUST VALUE			157,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046732	Roof Replacement	11,070	03/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/0210	5/24/1996	TD	Q	I		57,000
GRANTOR: VICTORIA LANG TRUSTEE						
GRANTEE: BILL MCKEON						
0763/0692	7/30/1992	WD	Q	I		53,000
GRANTOR: BRUCE URBAN						
GRANTEE: KAY KURTZ						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W52 S26 E26 FOP= S6 E24N6 W24\$ E26 FCP= E12 N18 W12 S18\$ N18 FST= E12 N8 W12 S8\$ N8\$.												