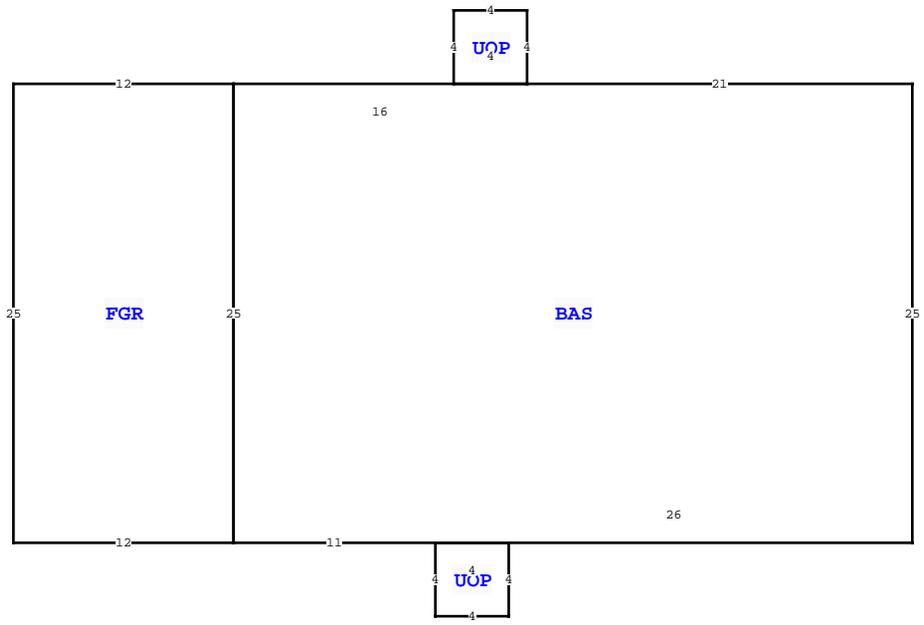




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	2 100
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	
1	SINGLE FAM	100% - 0										
			Heated Area: 925									
				HX Base Yr								



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	1416.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	82,411
FGR	300	55		165	14,700
UOP	16	20		3	267
UOP	16	20		3	267
TOTALS	1,257			1,096	97,646

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			97,646
TOTAL MARKET OB/XF VALUE			3,567
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			119,713
SOH/AGL Deduction			46,101
ASSESSED VALUE			73,612
TOTAL EXEMPTION VALUE	HX HB		48,612
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			119,713
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/294	9/23/2022	QC	U	I	11	100
GRANTOR: SHEPPARD ANTHONY L SR						
GRANTEE: SHEPPARD ANTHONY L						
0747/0867	6/19/1991	WD	Q	V		6,300
GRANTOR: MCLEOD CONSTRUCTION						
GRANTEE: ANTHONY SHEPPARD						

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	100	9	45	UT	1.40	1.40	100	0	0	3	100	567	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	UT	300.00	300.00	100	2024	2023		100	300	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W21UOP= N4 W4 S4 E4 \$ W16 FGR= W12 S25 E12 N25\$ S25 E11 UOP= S4 E4N4 W4\$ E26 N25\$.												

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	DPTH 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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								