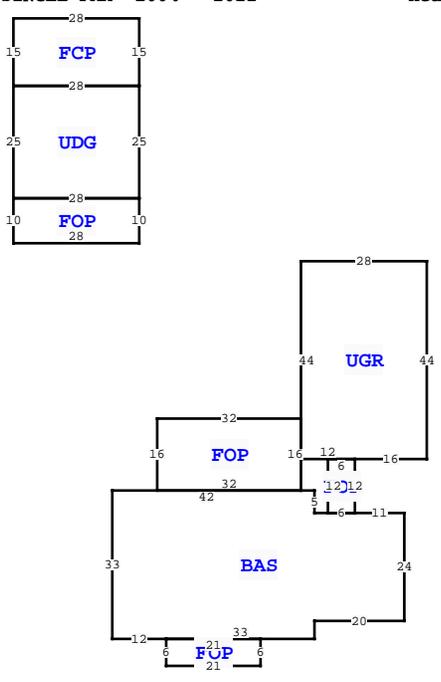


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,965	100	
FCP	420	25	
FOP	72	30	
FOP	126	30	
FOP	280	30	
FOP	512	30	
UDG	700	55	
UGR	1,232	45	
TOTALS	5,307		

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%	2022								
				Heated Area: 1965			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			403,764
TOTAL MARKET OB/XF VALUE			50,532
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			486,296
SOH/AGL Deduction			40,527
ASSESSED VALUE			445,769
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			394,358
TOTAL JUST VALUE			486,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			489,894
LAND:1:1: 1.00 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38391	POOL	463	07/22/2019
33140	GARAGE	62	07/01/2015
31509	MAINT/ALTR	35	10/10/2013
15323	SFR	320	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/2744	10/14/2020	WD	Q	I	01	399,900
GRANTOR: DAVID WAYNE & CYNTHIA						
GRANTEE: MARK WILLIAM & DENI						
1340/0774	7/07/2017	WD	Q	I	01	180,000
GRANTOR: DAVID WAYNE FRAME						
GRANTEE: DAVID WAYNE & CYNTH						

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	0	0	3,600.00	UT	1.50	1.50	100	2005	2005	3	100	5,400	
2	0169	FENCE/WOOD	0	100	0	0	480.00	UT	15.50	15.50	100	2019	2019	3	100	7,440	
3	0280	POOL R/CON	0	100	0	0	484.00	UT	87.50	87.50	100	2019	2019	3	89	37,692	
TOTALS															50,532		

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	100		RSF	1134.00	305.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							