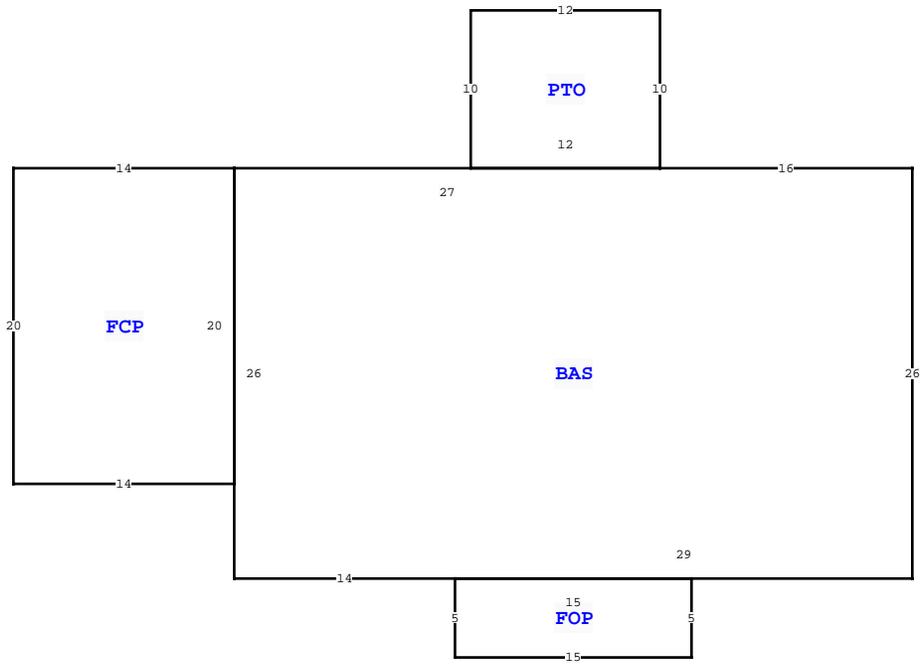


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	02	02	100
Quality	05	05	
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	1,118	100	
FCP	280	25	
FOP	75	30	
PTO	120	5	
TOTALS	1,593		

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%	- 2023								
				Heated Area: 1118			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	135,842		
TOTAL MARKET OB/XF VALUE	4,742		
TOTAL LAND VALUE - MARKET	32,000		
TOTAL MARKET VALUE	172,584		
SOH/AGL Deduction	3,290		
ASSESSED VALUE	169,294		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	117,883		
TOTAL JUST VALUE	172,584		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	173,054		
SALE:1:1: LOT 16 BLOCK A SOUTHWOOD MEADOWS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8096	SFR	41,000	02/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1436	3/18/2022	WD	Q	I	01	250,000
GRANTOR: GANSKOP PATRICK M						
GRANTEE: GRAHAM JEFFERSON						
1165/0884	1/07/2009	WD	Q	I	01	148,000
GRANTOR: JONATHAN S & HEIDI J						
GRANTEE: PATRICK M GANSKOP						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	252.00	UT	2.50	100	0	0	3	100	630	
3	0294	SHED WOOD/	0	100	11	16	176.00	UT	12.00	100	1994	1994	3	100	2,112	
												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/16/2026	
												INC DATE		AG DATE	MLU	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W16 PTO= N10 W12 S10 E12\$ W27 FCP= W14 S20 E14 N20\$ S26 E14 FOP= S5 E15 N5 W15\$E29 N26\$.			

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	DPHT 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	1165.00	300.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							