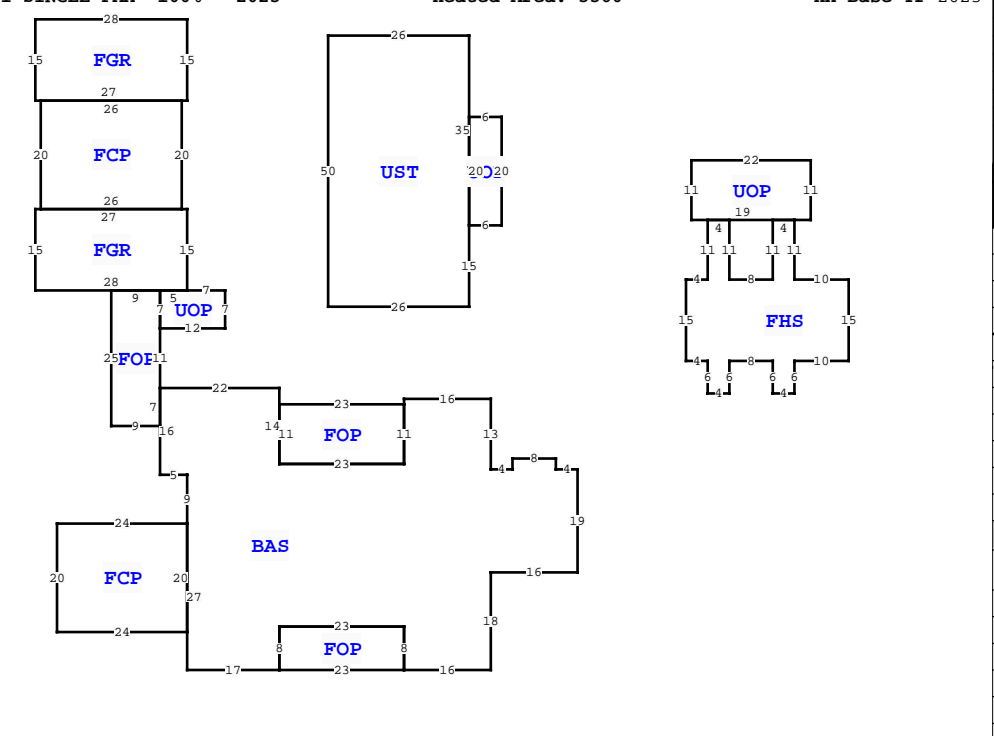


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
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
1	SINGLE FAM	100%	- 2023								
				Heated Area: 3360							
					HX Base Yr 2023						



** This building has 13 Sub-Areas

BLD DATE	LGL DATE	04/20/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	463,822			
TOTAL MARKET OB/XF VALUE	10,317			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	524,139			
SOH/AGL Deduction	197,521			
ASSESSED VALUE	326,618			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	275,207			
TOTAL JUST VALUE	524,139			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	527,136			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19194	SFR	530	02/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1475	5/11/2022	WD Q	Q	I	01	580,000
GRANTOR: KLANDERUD STEVEN L						
GRANTEE: KARSNER GARRY L						
0917/1554	1/05/2001	WD Q	Q	V		49,900
GRANTOR: WESTFIELD GROUP INC						
GRANTEE: STEVEN & ELAINE KLA						

EXTRA FEATURES	
1 0166	CONC, PAVMT 0 100 0 0 7,086.00 UT 1.20 1.20 100 2003 2003 3 100 8,503
2 0169	FENCE/WOOD 0 100 0 0 288.00 UT 10.50 10.50 60 2009 2009 3 60 1,814

BUILDING NOTES	
BAS= W4 N2 W8 S2 W4 N13 W16 S1 FOP= W23 S11 E23 N11\$ S11 W23 N14 W22 FOP= N11 UOP= E12 N7 W7 FGR= N15 W1 FCP= N20 FGR= E1 N15 W28 S15 E27\$ W26 S20 E26\$ W27 S15 E28\$ W5 S7\$ N7 W9 S25 E9 N7\$ S16 E5 S9 FCP= W24 S20 E24 N20\$ S27 E17 FOP= E23 N8 W23 S8\$ N8 E23 S8 E16 N18 E16 N19\$ PTR= N20 E20 FHS= E4 S6 E4 N6 E8 S6 E4 N6 E10 N15 W10 N11 UOP= E3 N11 W22 S11 E19\$ W4 S11 W8 N11 W4 S11 W4 S15\$ S20 W20\$ PTR= N30 W20 UST= N15 UOP= E6 N20 W6 S20\$ N35 W26 S50 E26\$ E20 S30\$.	

BUILDING DIMENSIONS	
BAS= W4 N2 W8 S2 W4 N13 W16 S1 FOP= W23 S11 E23 N11\$ S11 W23 N14 W22 FOP= N11 UOP= E12 N7 W7 FGR= N15 W1 FCP= N20 FGR= E1 N15 W28 S15 E27\$ W26 S20 E26\$ W27 S15 E28\$ W5 S7\$ N7 W9 S25 E9 N7\$ S16 E5 S9 FCP= W24 S20 E24 N20\$ S27 E17 FOP= E23 N8 W23 S8\$ N8 E23 S8 E16 N18 E16 N19\$ PTR= N20 E20 FHS= E4 S6 E4 N6 E8 S6 E4 N6 E10 N15 W10 N11 UOP= E3 N11 W22 S11 E19\$ W4 S11 W8 N11 W4 S11 W4 S15\$ S20 W20\$ PTR= N30 W20 UST= N15 UOP= E6 N20 W6 S20\$ N35 W26 S50 E26\$ E20 S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,317																						
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		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							