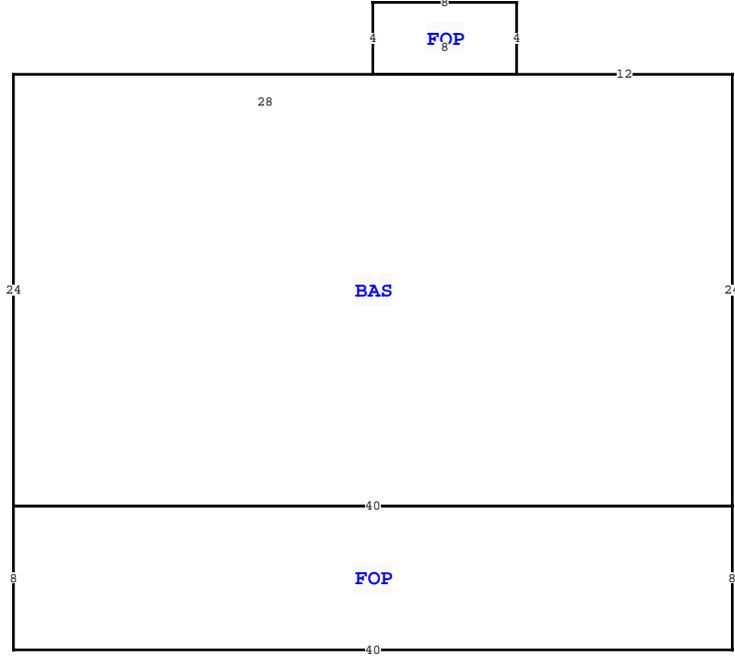


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1716.100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	
FOP	32	30	
FOP	320	30	
TOTALS	1,312		1,066 110,518

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2019								
Heated Area: 960						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		110,518	
TOTAL MARKET OB/XF VALUE		17,728	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		139,466	
SOH/AGL Deduction		30,904	
ASSESSED VALUE		108,562	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		57,151	
TOTAL JUST VALUE		178,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,355	
XFOB:1:1: CROSS MH			
BLDG:1:1: CROSS MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049179	Roof Replacement	33,510	02/08/2024
24430	M H	384	04/27/2006
16652	SFR	170	02/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1081	3/22/2018	WD Q	Q	I	01	175,000
GRANTOR: KENNETH RORABAUGH & P						
GRANTEE: ELIZABETH M REEHER						
1360/1078	1/31/2017	WD U	U	I	11	100
GRANTOR: THOMAS JOEL GLENN JR						
GRANTEE: KENNETH RORABAUGH &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	24	40	960.00	UT	7.00	7.00	100
3	0060	CARPORT F	0	100	11	18	198.00	UT	3.50	3.50	100
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
7	0060	CARPORT F	0	100	30	30	900.00	UT	3.50	3.50	100
8	0166	CONC, PAVMT	0	100	0	0	1,140.00	UT	2.25	2.25	100

TOTAL OB/XF											
17,728											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.01	AC	1.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	4.00	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/13/2024 MLU											

BUILDING DIMENSIONS											
BAS= W12 FOP= N4 W8 S4 E8\$ W28 S24 FOP= S8 E40 N8 W40\$ E40 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.01	AC	1.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	4.00	AC	1.00