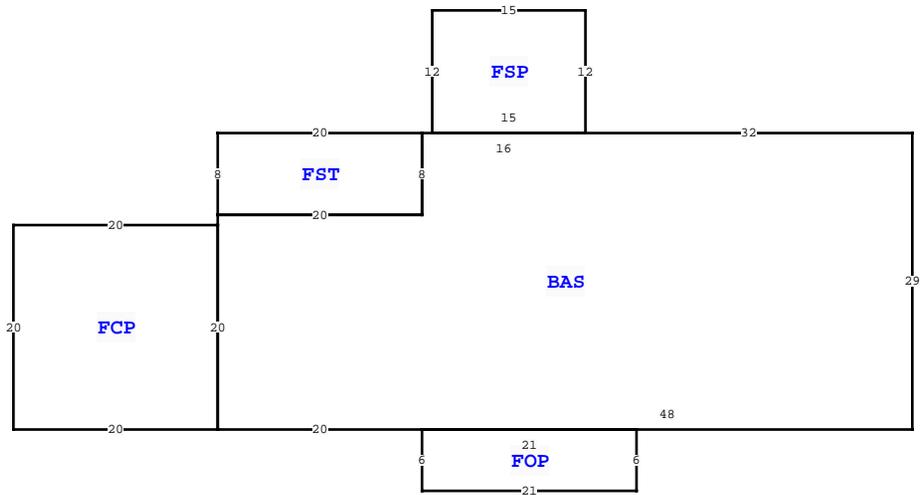


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	02	WALL BD/WD 10			
Interior Floor	14	CARPET 70			
Interior Floor	06	VINYL ASB 30			
Air Condition	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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2516.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	144,823
FCP	400	25		100	7,992
FOP	126	30		38	3,037
FSP	180	40		72	5,754
FST	160	55		88	7,033
TOTALS	2,678			2,110	168,640

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,110	107.8640	122.96	259,446	1988	1988	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1812 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			168,640
TOTAL MARKET OB/XF VALUE			27,062
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			243,702
SOH/AGL Deduction			85,446
ASSESSED VALUE			158,256
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			106,845
TOTAL JUST VALUE			243,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,753
SALE:1:1: JO			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
18870	POOL	85	10/22/2001
17091	M H	125	06/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/767	2/12/2025	LE U	I	14		100
GRANTOR: PAYNE BILLY J (ENH LI)						
GRANTEE: BIVINS CONNIE L (RM						
0637/0716	11/20/1987	WD Q	V			15,000
GRANTOR: GIEBEIG PETER W						
GRANTEE: PAYNE BILLY J &						

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	1.00	UT	0.00	100	0	0	3	100	540	
2	0296	SHED METAL	0	100	12	6	1.00	UT	0.00	100	0	0	3	100	400	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000	
5	0166	CONC, PAVMT	0	100	3	77	231.00	UT	1.50	100	2001	2001	3	100	347	
6	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	100	2001	2001	3	40	11,760	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2001	2001	3	100	500	
8	0120	CLFENCE 4	0	100	0	0	170.00	UT	4.50	100	1993	1993	3	100	765	
9	0060	CARPORT F	0	100	20	26	520.00	UT	5.00	75	1993	1993	3	75	1,950	
10	0040	BARN, POLE	0	100	20	40	800.00	UT	2.50	40	1993	1993	3	40	800	

TOTAL OB/XF																								
25,262																								
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-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W32 FSP= N12 W15 S12 E15\$ W16 FST= W20 S8 E20 N8\$ S8 W20 S1 FCP= W20 S20 E20 N20\$ S20 E20 FOP= S6 E21 N6 W21\$ E48 N29\$.											

