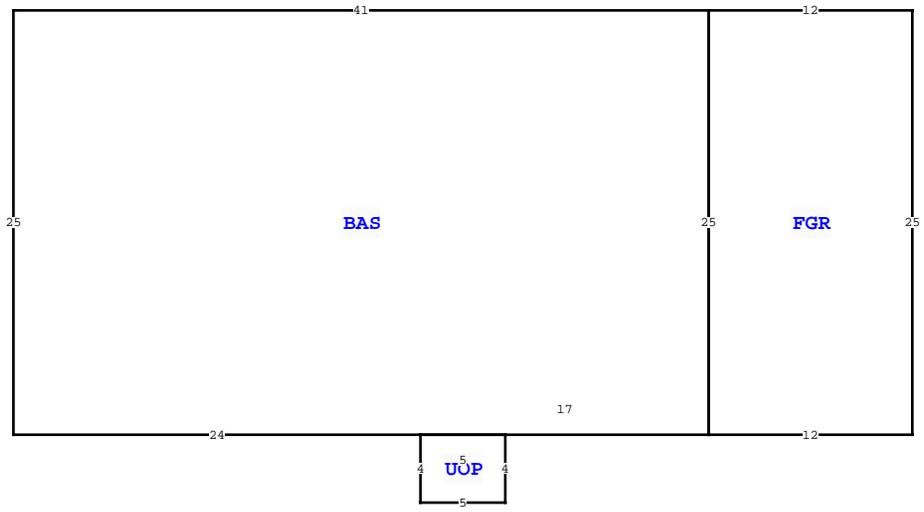




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	02
NEIGHBORHOOD/LOC	2617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,025	100	
FGR	300	55	
UOP	20	20	
TOTALS	1,345		

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% - 0									
			Heated Area: 1025			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,980
TOTAL MARKET OB/XF VALUE			832
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			124,812
SOH/AGL Deduction			50,630
ASSESSED VALUE			74,182
TOTAL EXEMPTION VALUE	HX HB		49,182
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			124,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,558
SALE:1:1: LOT 6, OLUSTEE CREEK ESTATES UNIT 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0201	8/24/2006	WD	Q	I	01	19,100
GRANTOR: JENNIFER WATTENBERGER						
GRANTEE: JENNIFER & ALBERT F						
0745/1993	5/03/1991	WD	U	V	12	4,000
GRANTOR: ALDINE FEAGLE						
GRANTEE: ERIC WATTENBERGER						

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	132	9		0.70	0.70	100	1991	1991	3	100	832	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W41 S25 E24 UOP= S4 E5 N4 W5\$ E17 FGR= E12 N25 W12 S25\$ N25\$.			

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	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		A-1	135.00	220.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							