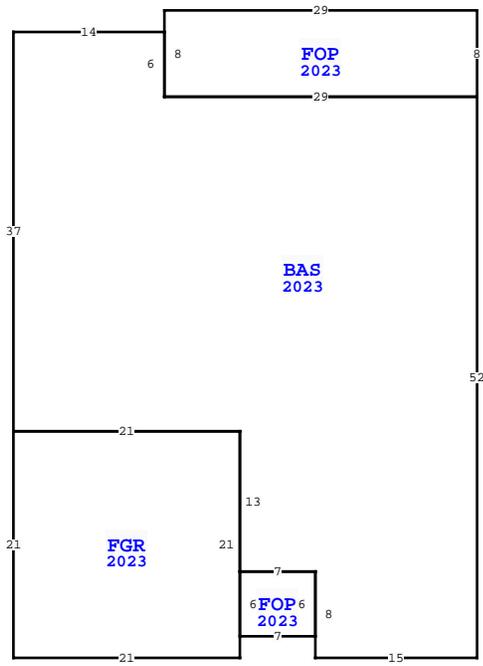


ELEMENT		CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,823	100	2023
FGR	441	55	2023
FOP	42	30	2023
FOP	232	30	2023
TOTALS	2,538		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
Heated Area: 1823 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			323,957
TOTAL MARKET OB/XF VALUE			2,760
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			365,217
SOH/AGL Deduction			0
ASSESSED VALUE			365,217
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			365,217
TOTAL JUST VALUE			365,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042612	New Residential C	230,000	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2082	6/24/2024	WD Q	Q	I	01	410,000
GRANTOR: MAP PROPERTY MANAGEM						
GRANTEE: DRAMA INVESTMENTS,						
1509/2493	3/05/2024	WD Q	Q	I	01	410,000
GRANTOR: HANSON JUSTIN						
GRANTEE: MAP PROPERTY MANAGE						

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	0	0	320.00	UT	3.00	3.00	100	2023	2022		100	960	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

TOTAL OB/XF												
2,760												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=29,-20] W29 N6 W14 S37 E21 S13 E7 S8 E15 N52 \$												
FGR=[YR=2023;ORIG=-14,11] E21 S21 W21 N21 \$												
FOP=[YR=2023;ORIG=0,-28] E29 S8 W29 N8 \$												
FOP=[YR=2023;ORIG=7,24] E7 S6 W7 N6 \$												

LAND DESCRIPTION																								
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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							