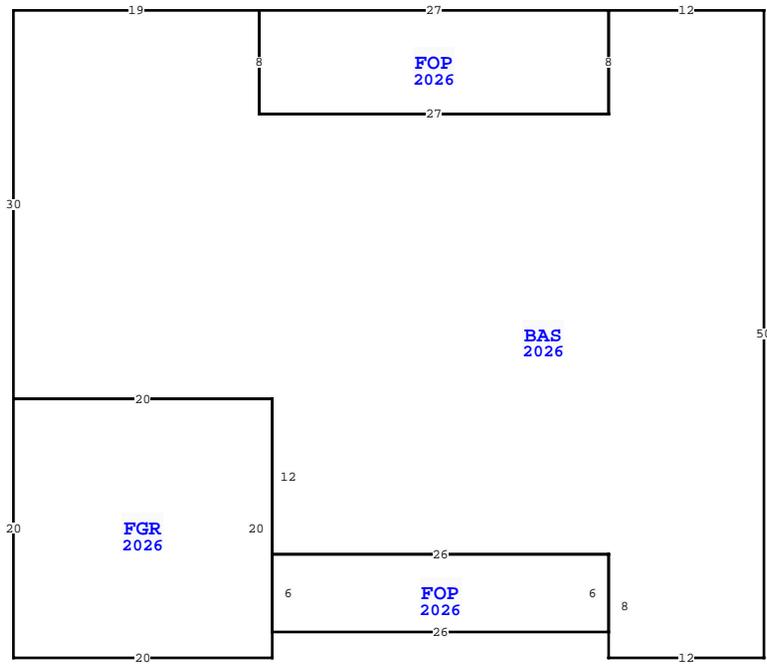


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	2,076	100	2026
FGR	400	55	2026
FOP	156	30	2026
FOP	216	30	2026
TOTALS	2,848		

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%	- 2026									
			Heated Area: 2076									
			HX Base Yr									
												
TOTALS	2,848		2,408	301,337								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			301,337
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			341,097
SOH/AGL Deduction			0
ASSESSED VALUE			341,097
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,097
TOTAL JUST VALUE			341,097
NCON VALUE			302,597
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051713	New Residential C	295,000	12/05/2024
000051397	Right-of-Way Acce		11/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1107	1/14/2026	LE U	V	V	14	100
GRANTOR: WILSON STEVEN SAMUEL						
GRANTEE: WILSON STEVEN SAMUEL						
1558/1105	1/14/2026	LE U	V	V	14	100
GRANTOR: WILSON STEVEN SAMUEL						
GRANTEE: WILSON STEVEN SAMUEL						

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	0		420.00	UT	3.00			3.00	100	2026	2025	100	1,260	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/03/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=10,-10] W12 S8 W27 N8 W19 S30 E20 S12 E26 S8 E12 N50 \$												
FGR=[YR=2026;ORIG=-48,20] E20 S20 W20 N20 \$												
FOP=[YR=2026;ORIG=-29,-10] E27 S8 W27 N8 \$												
FOP=[YR=2026;ORIG=-28,32] E26 S6 W26 N6 \$												

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