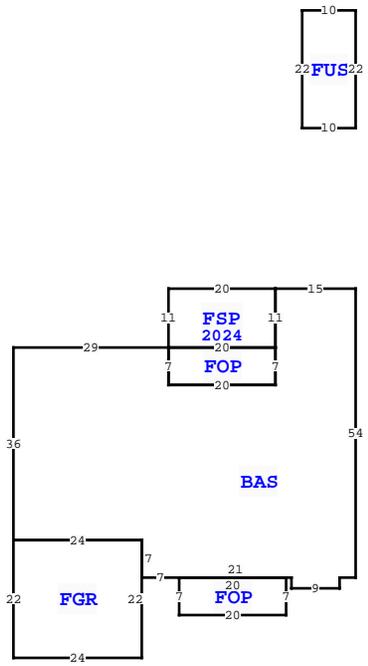


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	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	2,627	100	
FGR	528	55	
FOP	140	30	
FOP	140	30	
FSP	220	40	2024
FUS	220	100	
TOTALS	3,875		
			3,309
			477,404

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,309	125.0524	156.82	518,917	2017	2017	0	0	8.00	92.00		
1 SINGLE FAM 0% - 2021 Heated Area: 2847 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	477,404			
TOTAL MARKET OB/XF VALUE	5,286			
TOTAL LAND VALUE - MARKET	38,500			
TOTAL MARKET VALUE	521,190			
SOH/AGL Deduction	6,456			
ASSESSED VALUE	514,734			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	514,734			
TOTAL JUST VALUE	521,190			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	517,886			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31818	SFR	974	03/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0413	10/05/2020	WD	Q	I	01	392,900
GRANTOR: AARON & MEGHAN NICKEL						
GRANTEE: HAO CHEN & QIANYING						
1333/1909	3/29/2017	WD	Q	I	01	337,000
GRANTOR: PRESERVE AT LAUREL LA						
GRANTEE: AARON & MEGHAN NICK						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	1,200
2	0166	CONC, PAVMT	0	0	0	843.00	UT	2.00	2.00	1,686
3	0169	FENCE/WOOD	0	0	0	1.00	UT	2,400.00	2,400.00	2,400

TOTAL OB/XF														5,286	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									04/03/2025	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W15 S11 S7 W20 N7 W29 S36 E24 S7 E7 E21 S2 E9 N2 E3 N54 \$									
FGR=[ORIG=-64,47] S22 E24 N22 W24 \$									
FUS=[ORIG=0,-30] N22 W10 S22 E10 \$									
FOP=[ORIG=-15,11] W20 S7 E20 N7 \$									
FOP=[ORIG=-33,54] S7 E20 N7 W20 \$									
PTR=[ORIG=0,0] N30 S30 \$									
FSP=[YR=2024;ORIG=-35,0] E20 S11 W20 N11 \$									

LAND DESCRIPTION										TOTAL OB/XF										5,286				
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							