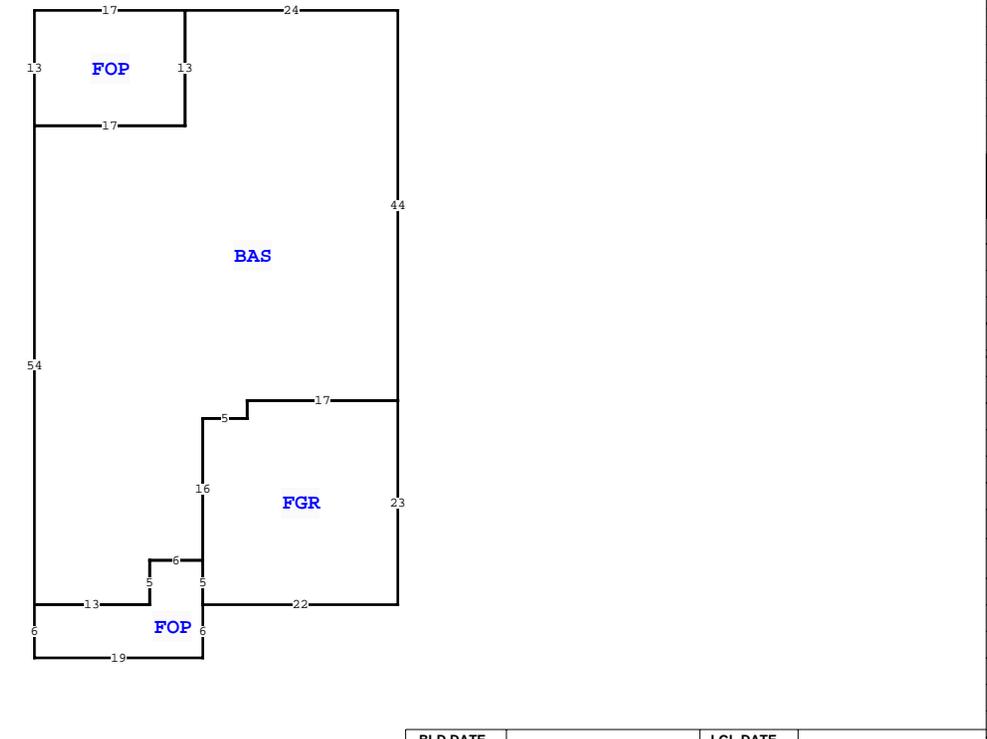


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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%	- 2022									
				Heated Area: 2000								
					HX Base Yr 2022							



MAP NUM	MKT AREA	06			
3416.0400	1.10/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	298,906
FGR	496	55		273	40,801
FOP	144	30		43	6,426
FOP	221	30		66	9,864
TOTALS	2,861			2,382	355,997

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		355,997	
TOTAL MARKET OB/XF VALUE		3,720	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		398,217	
SOH/AGL Deduction		75,371	
ASSESSED VALUE		322,846	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		271,435	
TOTAL JUST VALUE		398,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,617	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39842	SFR	0	05/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2692	3/05/2021	WD Q	I	01		319,200
GRANTOR: THE PRESERVES AT LAUR						
GRANTEE: SUMMERS ASHLEY N						
1407/0863	3/05/2020	WD U	V	11		100
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: THE PRESERVES AT LA						

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	UT	3.00	3.00	100	2022	2021		100	1,920	
2	0169	FENCE/WOOD	0	100	0	0	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

TOTALS		2,861	2,382	355,997
TOTAL OB/XF		3,720		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=60,20] S54 E13 N5 E6 N16 E5 N2 E17 N44 W24 S13 W17 \$	
FOP=[ORIG=60,7] S13 E17 N13 W17 \$	
FOP=[ORIG=60,74] S6 E19 N6 N5 W6 S5 W13 \$	
FGR=[ORIG=79,53] S16 S5 E22 N23 W17 S2 W5 \$	

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