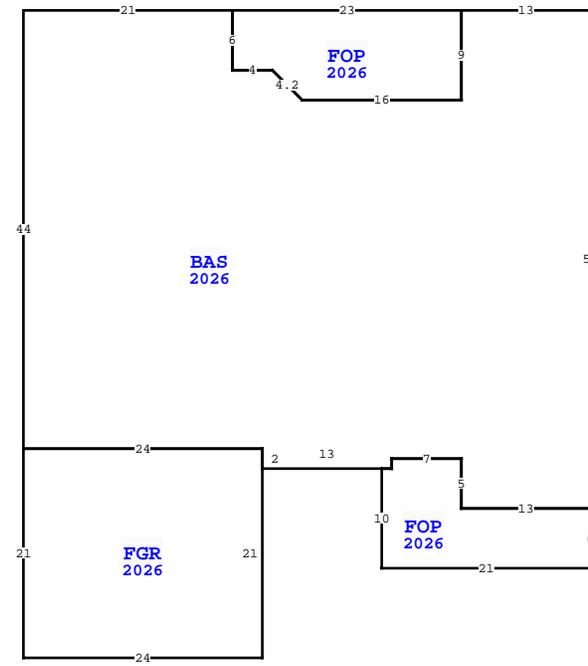


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,429	100	2026
FGR	504	55	2026
FOP	165	30	2026
FOP	191	30	2026
TOTALS	3,289		

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	126.09	354,691	2025	2025	0	0	0.00	100.00

Heated Area: 2429 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			354,691
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			394,451
SOH/AGL Deduction			0
ASSESSED VALUE			394,451
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			394,451
TOTAL JUST VALUE			394,451
NCON VALUE			355,951
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051272	New Residential C	320,000	12/05/2024
000050787	Right-of-Way Acce		09/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/757	3/31/2025	WD Q	Q	V	01	436,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LE TRA X						
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

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	420.00	UT	0.00	3.00	100	2026	2025		100	1,260	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2026;ORIG=84,0] W13 S9 W16 U3L3 W4 N6 W21 S44 E24 S2 E13 N1 E7 S5 E13 N50 \$														
FGR=[YR=2026;ORIG=27,44] E24 S21 W24 N21 \$														
FOP=[YR=2026;ORIG=71,0] W23 S6 E4 D3R3 E16 N9 \$														
FOP=[YR=2026;ORIG=84,50] W13 N5 W7 S1 W1 S10 E21 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							