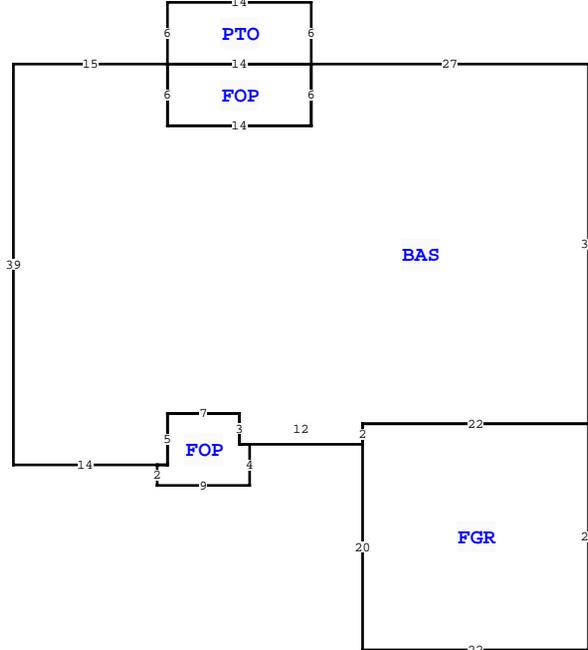


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectural	05	CONV 100			
Units		0 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	3416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	196,242
FGR	484	55		266	26,728
FOP	55	30		16	1,607
FOP	84	30		25	2,512
PTO	84	5		4	402
TOTALS	2,660			2,264	227,492

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%	- 2025								
				Heated Area: 1953			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			227,492
TOTAL MARKET OB/XF VALUE			4,014
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			261,506
SOH/AGL Deduction			0
ASSESSED VALUE			261,506
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			210,095
TOTAL JUST VALUE			261,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25408	SFR	616	01/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1219	2/01/2024	CD U		I	21	91,900
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: LEA JEFFREY R						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BAS= W27 PTO= N6 W14 S6 E14\$ FOP= W14 S6 E14 N6\$ S6 W14 N6 W15 S39 E14 FOP= S2 E9 N4 W1 N3 W7 S5 W1\$ E1 N5 E7 S3 E12 FGR= S20 E22 N22 W22 S2\$ N2 E22 N35\$.	

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		3.00	3.00	100	2008	2008	3	100	4,014	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							