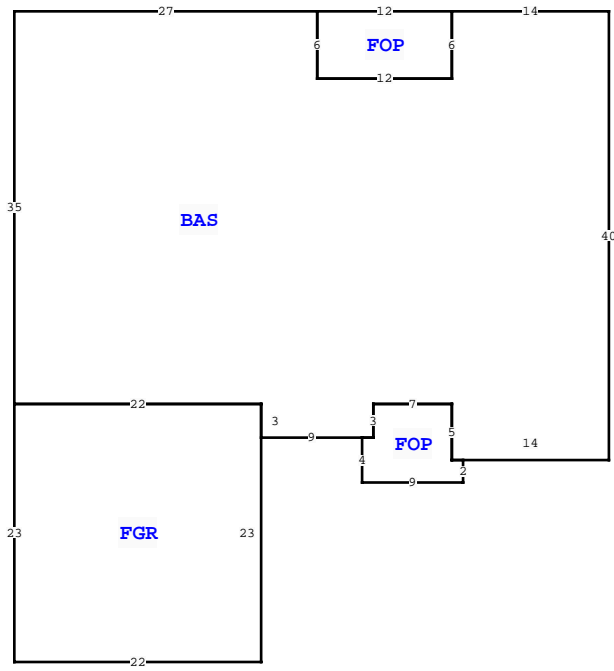


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	11 BD/BTN AVG 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	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	1,883	100		1,883	190,229
FGR	506	55		278	28,085
FOP	55	30		16	1,616
FOP	72	30		22	2,222
TOTALS	2,516			2,199	222,152

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%	- 2023									
Heated Area: 1883											HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	222,152	
TOTAL MARKET OB/XF VALUE	5,674	
TOTAL LAND VALUE - MARKET	30,000	
TOTAL MARKET VALUE	257,826	
SOH/AGL Deduction	12,343	
ASSESSED VALUE	245,483	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	194,072	
TOTAL JUST VALUE	257,826	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	260,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25066	SFR	580	10/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/2714	11/23/2022	WD U		I	30	125,500
GRANTOR: JOHNSON HUGH						
GRANTEE: ROBERTS WILLIAM GLE						
1479/2697	11/21/2022	WD U		I	37	109,100
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: JOHNSON HUGH						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 FOP= W12 S6 E12 N6\$ S6 W12 N6 W27 S35 FGR= S23 E22 N23 W22\$ E22 S3 E9 FOP= S4 E9 N2 W1 N5 W7 S3 W1\$ E1 N3 E7 S5 E14 N40\$.	

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	2007	2007	3	100	4,074	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0070	CARPORT UF	0	100	0	0	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

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							