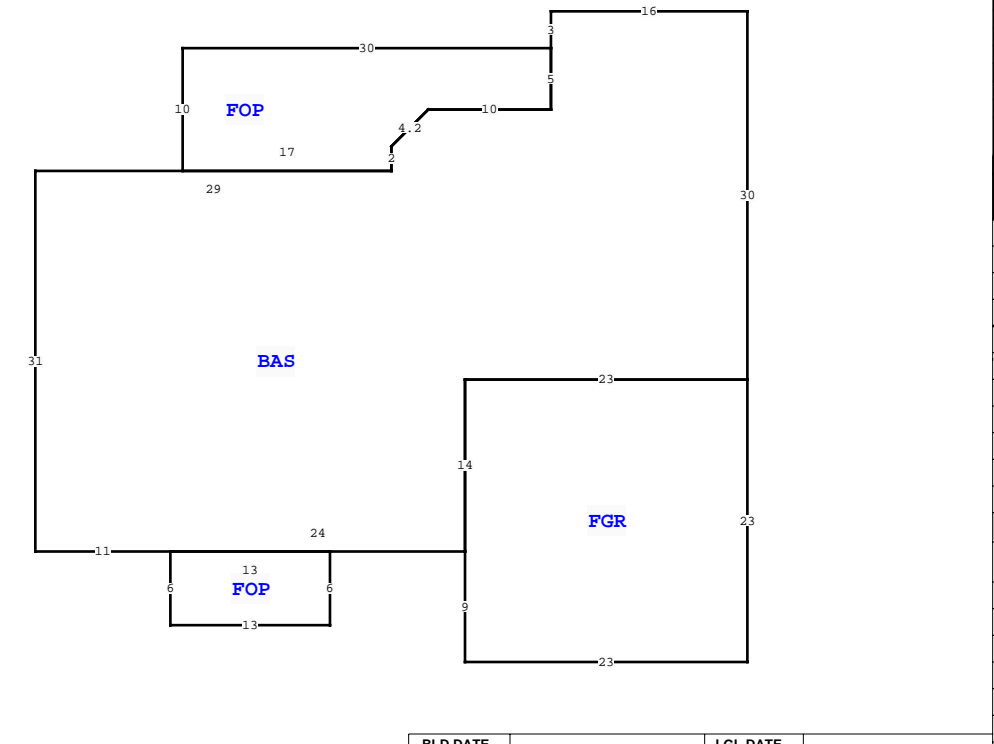


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,131	135.4716	151.73	323,337	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1745 HX Base Yr 2022														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100		1,745	214,463
FGR	529	55		291	35,764
FOP	78	30		23	2,827
FOP	240	30		72	8,849
<b>TOTALS</b>	<b>2,592</b>			<b>2,131</b>	<b>261,903</b>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	261,903			
TOTAL MARKET OB/XF VALUE	11,553			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	308,456			
SOH/AGL Deduction	41,566			
ASSESSED VALUE	266,890			
TOTAL EXEMPTION VALUE	56,411		HX HB VX	
BASE TAXABLE VALUE	210,479			
TOTAL JUST VALUE	308,456			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	311,689			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048557	Roof Replacement	23,000	11/01/2023
23355	SFR	535	07/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1449/2661	10/06/2021	WD Q	Q	I	01	265,000
GRANTOR: GISMONDI NICOLA M						
GRANTEE: TERRELL JOSEPH R						
1448/678	9/24/2021	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT)						
GRANTEE: GISMONDI NICOLA M						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,581.00	UT	2.50	2.50	100	2006	2006	3	100	3,953	
3	0294	SHED WOOD/	0	100	10	160.00	UT	7.50	7.50	100	2007	2007	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	
5	0261	PRCH, UOP	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

TOTAL OB/XF														11,553			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/14/2026			MLU											

BUILDING NOTES													
BAS= W16 S3 FOP= W30 S10 E17 N2 R3 U3 E10 N5\$ S5 W10 D3 L3 S2 W29 S31 E11 FOP= S6 E13 N6 W13\$ E24 FGR= S9 E23 N23 W23 S14\$ N14 E23 N30\$.													

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	% 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	35,000.00	35,000.00	35,000							