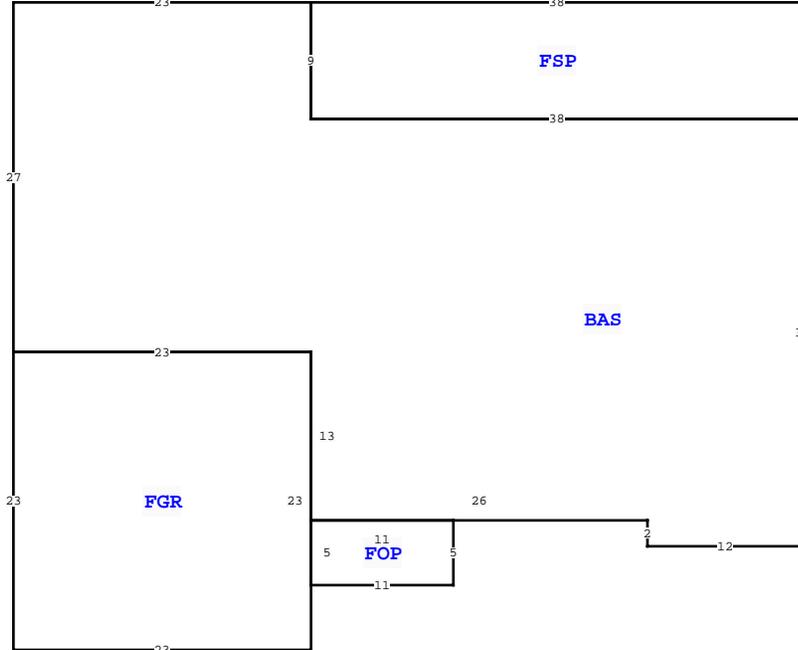


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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
1	SINGLE FAM	100%	- 2005		Heated Area: 1823					HX Base Yr 2005	



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	1,823	100		1,823	191,471
FGR	529	55		291	30,564
FOP	55	30		16	1,680
FSP	342	40		137	14,389
<b>TOTALS</b>	<b>2,749</b>			<b>2,267</b>	<b>238,104</b>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			238,104	
TOTAL MARKET OB/XF VALUE			3,084	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			276,188	
SOH/AGL Deduction			105,167	
ASSESSED VALUE			171,021	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			119,610	
TOTAL JUST VALUE			276,188	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			274,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043903	Roof Replacement	18,165	03/11/2022
21052	SFR	311	09/08/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1008/2690	3/03/2004	WD Q	Q	I		142,500
GRANTOR: WOOD						
GRANTEE: BOWERS						
0972/1854	1/22/2003	WD Q	Q	V	02	155,000
GRANTOR: PHILLIPS						
GRANTEE: WOOD						

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	2.00	2.00	100	2004	2004	3	100	1,884	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	800	

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	35,000.00	35,000.00	35,000							

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	35,000.00	35,000.00	35,000							