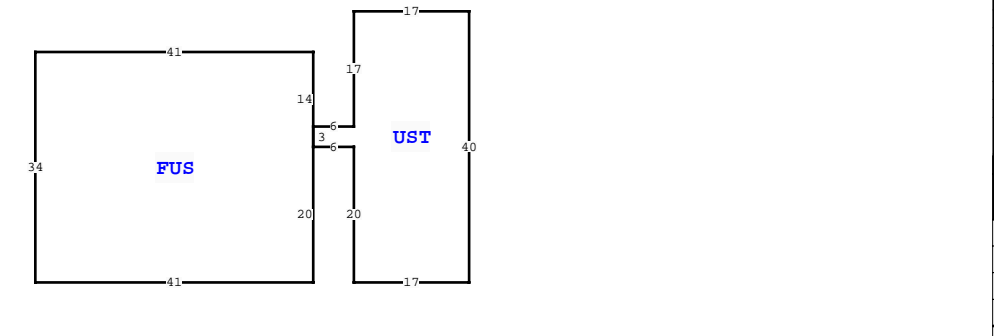


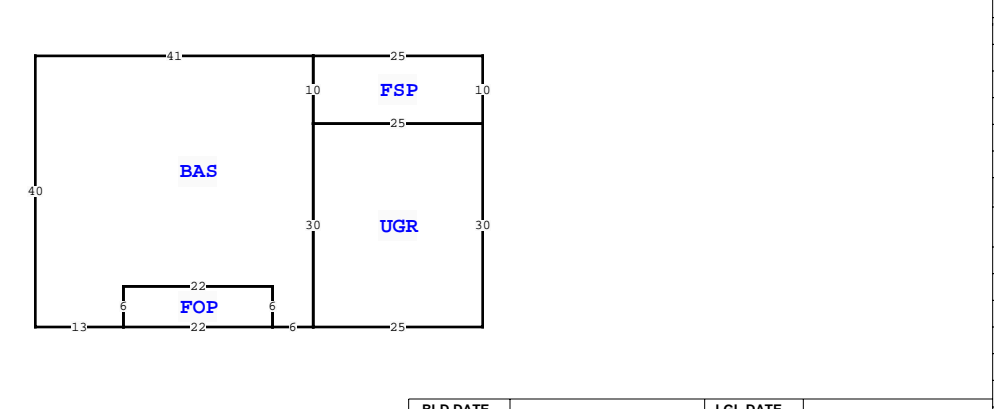


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	10 WD SHINGLE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	06 VINYL ASB 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,694	103.2412	115.63	427,137	1979	1979	0	0	0	35.00	65.00		



MAP NUM		MKT AREA		NEIGHBORHOOD/LOC	
		06		3416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	113,341
FOP	132	30		40	3,006
FSP	250	40		100	7,516
FUS	1,394	100		1,394	104,772
UGR	750	45		338	25,404
UST	698	45		314	23,600
TOTALS	4,732			3,694	277,639



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:	STANDARD		
BUILDING MARKET VALUE				277,639
TOTAL MARKET OB/XF VALUE				9,600
TOTAL LAND VALUE - MARKET				199,000
TOTAL MARKET VALUE				486,239
SOH/AGL Deduction				0
ASSESSED VALUE				486,239
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				486,239
TOTAL JUST VALUE				486,239
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				486,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/2341	5/10/2012	WD	U	I	30	350,000
GRANTOR: RESIDENTIAL DEVELOPME						
GRANTEE: NEWBURN ROAD LAND G						
1066/0426	11/21/2005	WD	Q	I		600,000
GRANTOR: P D HORNE						
GRANTEE: RESIDENTIAL DEVELOP						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

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		RSF-2	0.00	0.00	39.80	AC		1.00	1.00	1.00	5,000.00	5,000.00	199,000							

EXTRA FEATURES										TOTAL OB/XF							
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	