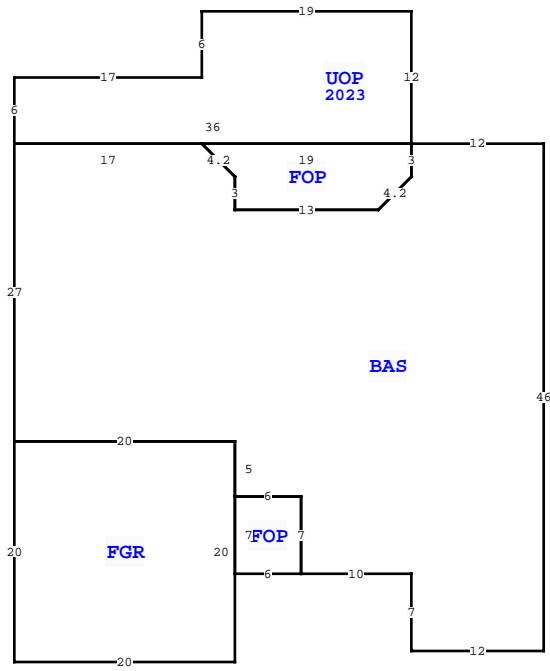


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	13	LAM/VNLPLK	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	3417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	197,222
FGR	400	55		220	27,496
FOP	42	30		13	1,624
FOP	96	30		29	3,625
UOP	330	20	2023	66	8,249
TOTALS	2,446			1,906	238,217

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,906	118.7109	132.96	253,422	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1578 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		238,217	
TOTAL MARKET OB/XF VALUE		3,891	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		264,608	
SOH/AGL Deduction		0	
ASSESSED VALUE		264,608	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		264,608	
TOTAL JUST VALUE		264,608	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38575	SFR	0	09/09/2019
38121	SFR	738	05/16/2019
38122	SFR	739	05/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/209	7/27/2022	WD Q	I	01		300,000
GRANTOR: SOUCINEK MAEGHEN ELIZ						
GRANTEE: HERRERA-HOIAAS MAGA						
1417/2497	8/03/2020	WD Q	I	01		179,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: MAEGHAN ELIZABETH &						

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	0	0	797.00	UT	3.00	3.00	100	2019	2019	3	100	2,391	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W12 S3 D3L3 W13 N3 U3L3 W17 S27 E20 S5 E6 S7 E10 S7 E12 N46 \$	
FGR=[ORIG=-48,27] S20 E20 N20 W20 \$	
FOP=[ORIG=-12,0] W19 D3R3 S3 E13 U3R3 N3 \$	
FOP=[ORIG=-28,32] S7 E6 N7 W6 \$	
UOP=[YR=2023;ORIG=-48,-6] S6 E36 N12 W19 S6 W17 \$	

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	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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								