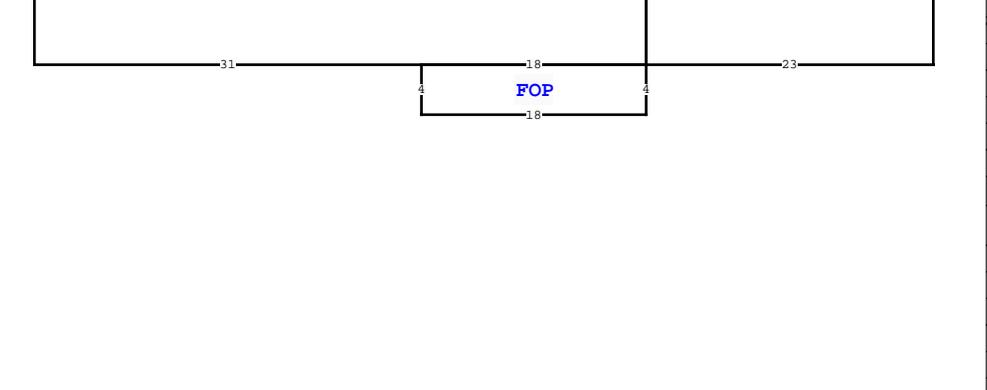


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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		
0100	01	1,781	113.6800	127.32	226,757	1967	1990		0	0	35.00	65.00	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			147,392
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			166,292
SOH/AGL Deduction			0
ASSESSED VALUE			166,292
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			166,292
TOTAL JUST VALUE			166,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,560



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100		1,519	125,709
FCP	506	25		126	10,427
FOP	72	30		22	1,821
FST	207	55		114	9,434
TOTALS	2,304			1,781	147,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2265	3/12/2020	WD	U	I	30	100
GRANTOR: RACHEL VANN NELSON						
GRANTEE: ANDREW T NELSON						
1180/2798	9/16/2009	WD	U	I	12	65,000
GRANTOR: REGIONS BANK						
GRANTEE: ANDREW T & RACHEL V						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF																
400																
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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W49 S31 E31 FOP= S4 E18N4 W18 E18 FCP= E23 N22 W23 S22 S N22 FST= E23 N9 W23 S9 S9 N9 S.									

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	2100.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							