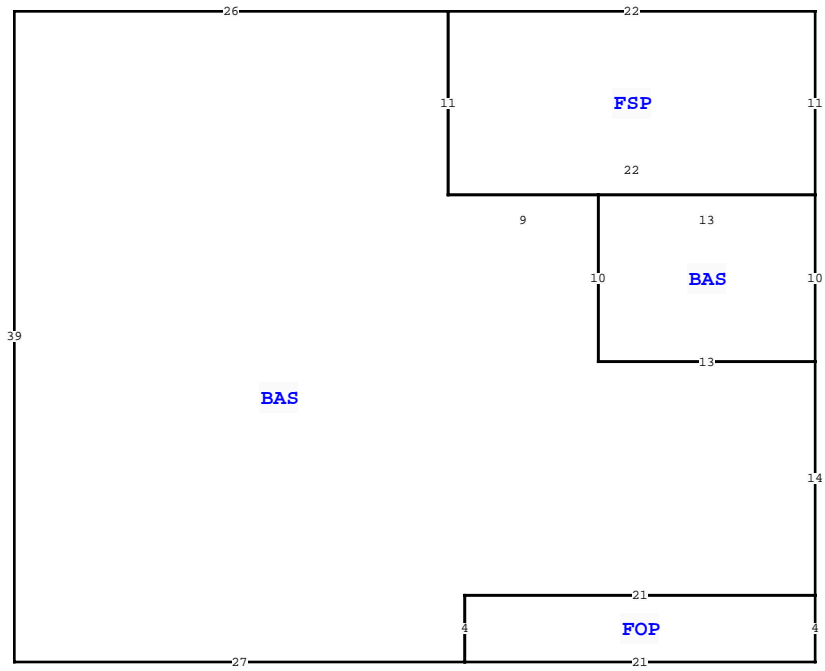


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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%	- 2020		Heated Area: 1546					HX Base Yr	2020		



BUILDING CHARACTERISTICS					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	13,570
BAS	1,416	100		1,416	147,809
FOP	84	30		25	2,610
FSP	242	40		97	10,125
<b>TOTALS</b>	<b>1,872</b>			<b>1,668</b>	<b>174,114</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		174,114	
TOTAL MARKET OB/XF VALUE		1,340	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		193,954	
SOH/AGL Deduction		55,006	
ASSESSED VALUE		138,948	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		87,537	
TOTAL JUST VALUE		193,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0349	4/20/2017	WD Q	Q	I	01	118,000
GRANTOR: CHRISTOPHER J & STEPH						
GRANTEE: JOHN Z BACON						
1270/2190	3/07/2014	WD Q	Q	I	01	102,000
GRANTOR: RYAN MCLEAN						
GRANTEE: CHRISTOPHER J & STE						

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	1.00	UT	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	100	22	10	220.00	UT	2.00	100	2013	2013	3	100	440	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF														1,340										
LAND DESCRIPTION																								
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	90.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 S39 E27FOP= E21 N4 W21 S4\$ N4 E21 N14 BAS= N10 FSP= N11 W22 S11 E22\$ W13 S10 E13\$ W13 N10 W9 N11\$.													