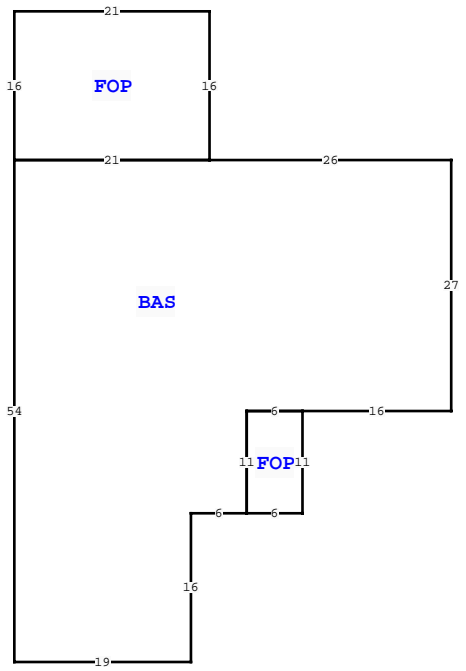




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	01	NONE	100
Heating Type	04	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	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,848	100	
FOP	66	30	
FOP	336	30	
TOTALS	2,250		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,969	74.2738	83.19	163,801	1963	1963	0	0	15	35.00	50.00		
1 SINGLE FAM 0% - 2021 Heated Area: 1848 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			81,900
TOTAL MARKET OB/XF VALUE			2,650
TOTAL LAND VALUE - MARKET			29,600
TOTAL MARKET VALUE			114,150
SOH/AGL Deduction			0
ASSESSED VALUE			114,150
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,150
TOTAL JUST VALUE			114,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045605	Roof Replacement	14,000	10/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2396	3/02/2020	WD	Q	I	01	72,500
GRANTOR: JCM LAND TRUST AGRMT						
GRANTEE: BIG ROON LLC						
0947/2223	3/01/2002	WD	Q	I	03	100
GRANTOR: JOHN & MELISE LEE						
GRANTEE: JCM LAND TRUST AGRE						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	0	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2004	2004	3	100	1,800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/21/2023 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W26 FOP= N16 W21 S16 E21\$ W21 S54 E19 N16 E6 FOP= E6 N11 W6 S11\$ N11 E6 E16 N27\$.			

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	85.00	226.00	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600							