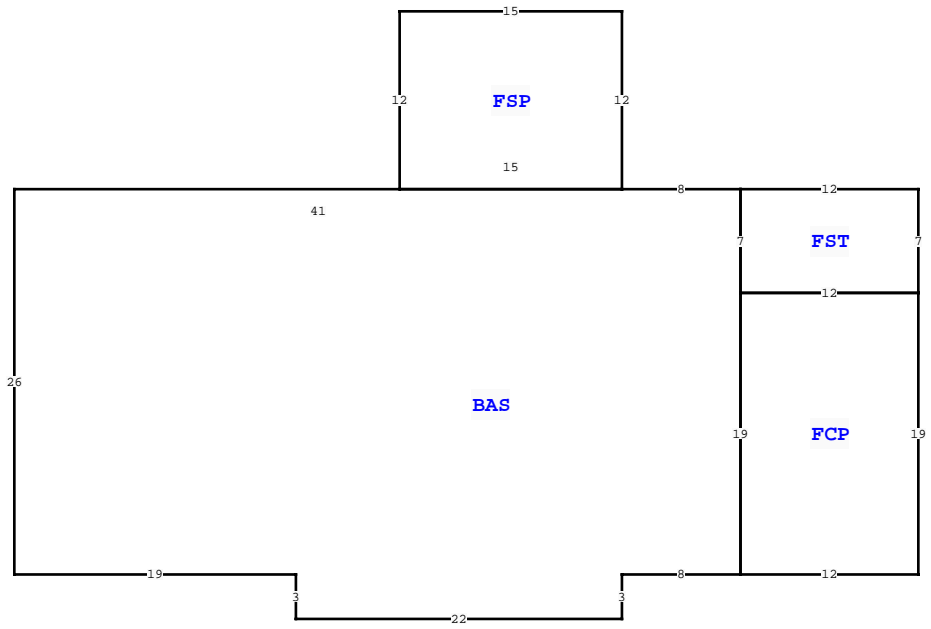


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0800	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,340	100	
FCP	228	25	
FSP	180	40	
FST	84	55	
TOTALS	1,832		

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%	- 2026									Heated Area: 1340 HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,961
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			196,961
SOH/AGL Deduction			0
ASSESSED VALUE			196,961
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			145,550
TOTAL JUST VALUE			196,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1410	11/05/2025	WD	Q	I	01	259,000
GRANTOR: DUREN JEFFREY						
GRANTEE: REYES LUIS ALBERTO						
1373/1345	11/28/2018	WD	U	I	12	120,000
GRANTOR: FEDERAL NATION AMORTG						
GRANTEE: JEFFREY & HEIDI DUR						

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	500	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	100	2012	2012	3	100	200	

TOTAL OB/XF													
1,000													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W8 W41 S26 E19 S3 E22 N3 E8 N19 N7 \$													
FCP=[ORIG=0,26] E12 N19 W12 S19 \$													
FSP=[ORIG=-8,0] N12 W15 S12 E15 \$													
FST=[ORIG=0,7] E12 N7 W12 S7 \$													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							