

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

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%	- 2005		Heated Area: 1860					HX Base Yr 2005	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	159,213
FGR	528	55		290	24,824
FSP	36	40		14	1,199
UOP	312	20		62	5,307
<b>TOTALS</b>	<b>2,736</b>			<b>2,226</b>	<b>190,542</b>

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	663.00	UT	1.50	1.50	100	1995	1995	3	100	995	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,542	
TOTAL MARKET OB/XF VALUE		4,195	
TOTAL LAND VALUE - MARKET		30,938	
TOTAL MARKET VALUE		225,675	
SOH/AGL Deduction		88,262	
ASSESSED VALUE		137,413	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		86,002	
TOTAL JUST VALUE		225,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10006	SFR	315	07/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/0399	12/02/2004	WD	Q	I		150,000
GRANTOR: NOVAK						
GRANTEE: IRVINE						
0774/0781	5/05/1993	WD	Q	V		24,800
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: ELIZABETH NOVAK						

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

BUILDING DIMENSIONS	
BAS= W16 UOP= N12 W26 S12 E26\$ W31 U2 L2 W4 L4 D4 S4 D2	
R2 S24 FGR= S24 E22 N24 W22\$ E27 FSP= S4 E9 N4 W9\$ E13 S4 E4	
S2 E8 N2 E3 N36\$.	