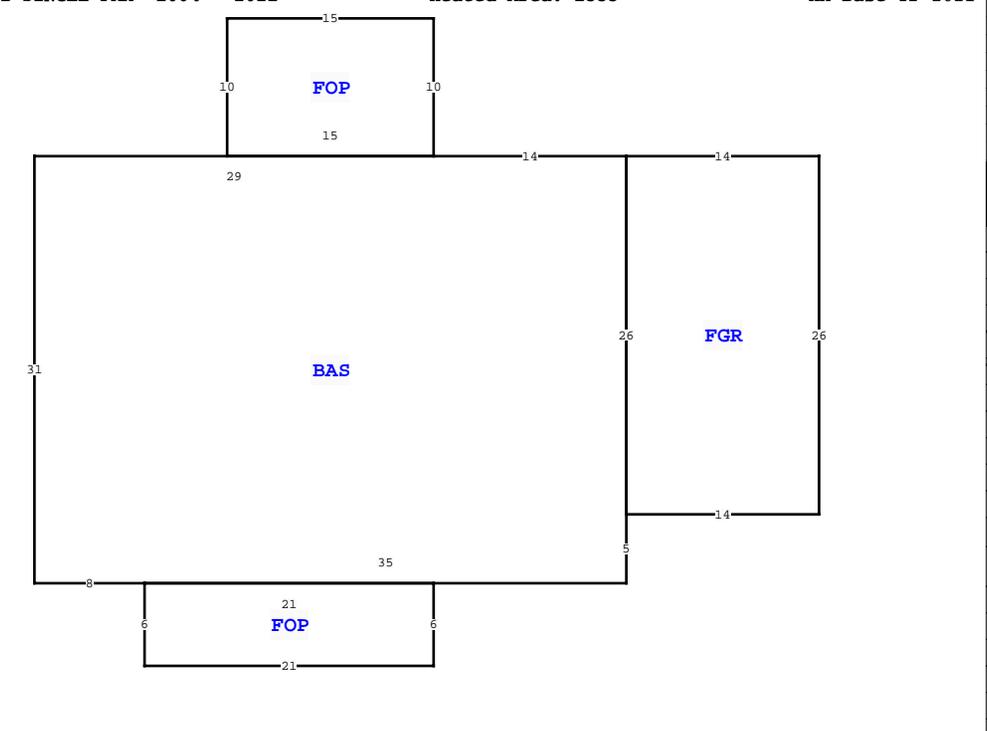


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,616	116.4240	143.43	231,783	1996	1996	0	0	35.00	65.00	



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	3417.1100	1.10/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100		1,333	124,275
FGR	364	55		200	18,646
FOP	126	30		38	3,543
FOP	150	30		45	4,195
TOTALS	1,973			1,616	150,659

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	798.00	UT	1.50	1.50	100	1996	1996	3	100	1,197	
2	0060	CARPOT F	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

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

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,659
TOTAL MARKET OB/XF VALUE		1,697
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		177,106
SOH/AGL Deduction		51,373
ASSESSED VALUE		125,733
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,322
TOTAL JUST VALUE		177,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048834	Remodel	10,015	12/12/2023
11488	SFR	220	08/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/625	12/30/2020	WD	Q	I	01	130,000

GRANTOR: FRAZIER DOUGLAS W &
GRANTEE: FURMAN WARREN CHARL
1424/2768 11/29/2020 PB U I 18 0
GRANTOR: CLERK OF COURT (MICHA
GRANTEE: MARY ANN FRAZIER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W14 W29 S31 E8 E35 N5 N26 \$
FGR=[ORIG=0,26] E14 N26 W14 S26 \$
FOP=[ORIG=-14,0] N10 W15 S10 E15 \$
FOP=[ORIG=-35,31] S6 E21 N6 W21 \$

LAND DESCRIPTION																								
TOTAL OB/XF 1,697																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							