



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 15               | CONC BLOCK   | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floo            | 06               | VINYL ASB    | 100  |
| Air Condition            | 03               | CENTRAL      | 100  |
| Heating Type             | 03               | FORCED AIR   | 100  |
| Bedrooms                 |                  | 2            | 100  |
| Bathrooms                |                  | 1            | 100  |
| Frame                    | 01               | NONE         | 100  |
| Stories                  | 1.               | 1.           | 100  |
| Architectual             | 05               | CONV         | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 02               | 02           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 03               | 03           |      |
| DOR CODE                 | 5000 IMPROVED AG |              |      |
| MAP NUM                  |                  | MKT AREA     | 02   |
| NEIGHBORHOOD/LOC         | 3517.00 1.00/    |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 925              | 100          |      |
| UST                      | 238              | 45           |      |
| UST                      | 280              | 45           |      |
| TOTALS                   | 1,443            |              |      |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 1,158     | 85.9248     | 97.95          | 113,426        | 1959 | 1959 | 0    | 0    | 35.00 | 65.00  |  |  |
| 2 SINGLE FAM 0% - 0 Heated Area: 925 HX Base Yr   |     |           |             |                |                |      |      |      |      |       |        |  |  |
|   |     |           |             |                |                |      |      |      |      |       |        |  |  |
| BLD DATE: _____ LGL DATE: 05/06/2026<br>XF DATE: _____ LAND DATE: _____ MLU<br>INC DATE: _____ AG DATE: _____ |     |           |             |                |                |      |      |      |      |       |        |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 89,672    |             |
| TOTAL MARKET OB/XF VALUE  |  | 500       |             |
| TOTAL LAND VALUE - MARKET |  | 50,000    |             |
| TOTAL MARKET VALUE        |  | 104,208   |             |
| SOH/AGL Deduction         |  | 524       |             |
| ASSESSED VALUE            |  | 103,684   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 103,684   |             |
| TOTAL JUST VALUE          |  | 140,172   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 135,469   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 9793       | PUMP/UTPOL  | 75  | 06/02/1995 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1009/1031                      | 3/09/2004 | WD        | Q   | I   |        | 75,000     |
| GRANTOR: DAVID W & ELLEN FEAGL |           |           |     |     |        |            |
| GRANTEE: CIRCLE R RANCH LIM    |           |           |     |     |        |            |
| 0930/2073                      | 7/05/2001 | WD        | Q   | I   | 01     | 100        |
| GRANTOR: JOHN W WAGNER (CORREC |           |           |     |     |        |            |
| GRANTEE: DAVID W & ELLEN FEA   |           |           |     |     |        |            |

| 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   | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 500             |       |

| 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                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 13,000     |                             |      |         |      |     |    |        |
| 2                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 3.70        | AC        |     | 1.00     | 1.00   | 1.00    | 280.00     | 280.00         | 1,036      |                             |      |         |      |     |    |        |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 3.70        | AC        |     | 1.00     | 1.00   | 1.00    | 10,000.00  | 10,000.00      | 37,000     |                             |      |         |      |     |    |        |

| BUILDING NOTES  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W25 S37 E25 UST= E14 N20W14 S20\$ N20 UST= E14 N17 W14S17\$ N17\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W25 S37 E25 UST= E14 N20W14 S20\$ N20 UST= E14 N17 W14S17\$ N17\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 500         |  |  |  |  |  |  |  |  |  |  |  |  |  |

