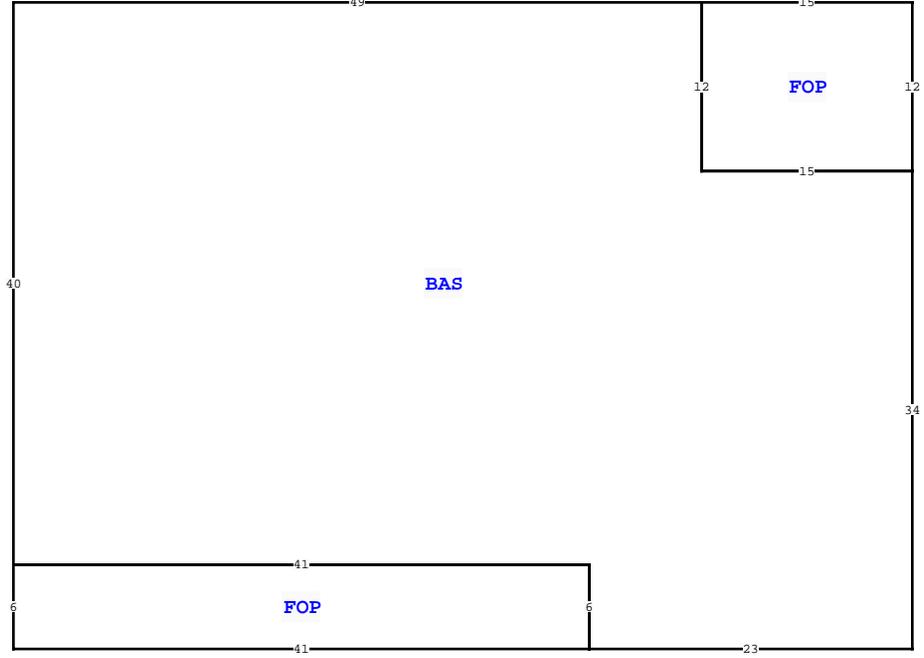




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,518	100	
FOP	180	30	
FOP	246	30	
TOTALS	2,944		

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: 2518 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	266,999			
TOTAL MARKET OB/XF VALUE	18,296			
TOTAL LAND VALUE - MARKET	160,720			
TOTAL MARKET VALUE	297,794			
SOH/AGL Deduction	114,649			
ASSESSED VALUE	183,145			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	131,734			
TOTAL JUST VALUE	446,015			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	449,395			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052507	Roof Replacement	21,420	03/05/2025
39487	M H	0	03/18/2020
29184	MAINT/ALTR	25	02/15/2010
21590	SFR	707	03/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0960/1751	8/15/2002	WD	Q	V		26,000

GRANTOR: COLUMBIA TIMBERLANDS
 GRANTEE: DONALD & JACLYN BRO
 0948/1879 2/20/2002 CT Q V 01 500
 GRANTOR: CLERK OF COURT (WINST)
 GRANTEE: COUMBIA TIMBERLANDS

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0166	CONC,PAVMT	0	100	0	0	564.00	UT	2.00	2.00	100
3	0294	SHED WOOD/	0	100	0	0	120.00	UT	7.50	7.50	70
4	0252	LEAN-TO W/	0	100	10	25	250.00	UT	1.25	1.25	100
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
6	0252	LEAN-TO W/	0	100	10	25	250.00	UT	2.50	2.50	100
7	0030	BARN,MT	0	0	32	25	800.00	UT	6.75	6.75	100
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF												18,296			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00				
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.06	AC	1.00				
3	9910	M	MKT.VAL.AG	0			0.00	0.00	22.06	AC	1.00				

BUILDING NOTES											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/10/2024 MLU											

BUILDING DIMENSIONS											
BAS= W49 S40 FOP= S6 E41 N6 W41\$ E41 S6 E23 N34 FOP= N12 W15 S12 E15\$ W15 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												18,296			
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	7,000.00	6,300.00	6,300										
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.06	AC		1.00	1.00	1.00	281.00	281.00	6,199										
3	9910	M	MKT.VAL.AG	0			0.00	0.00	22.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	154,420										