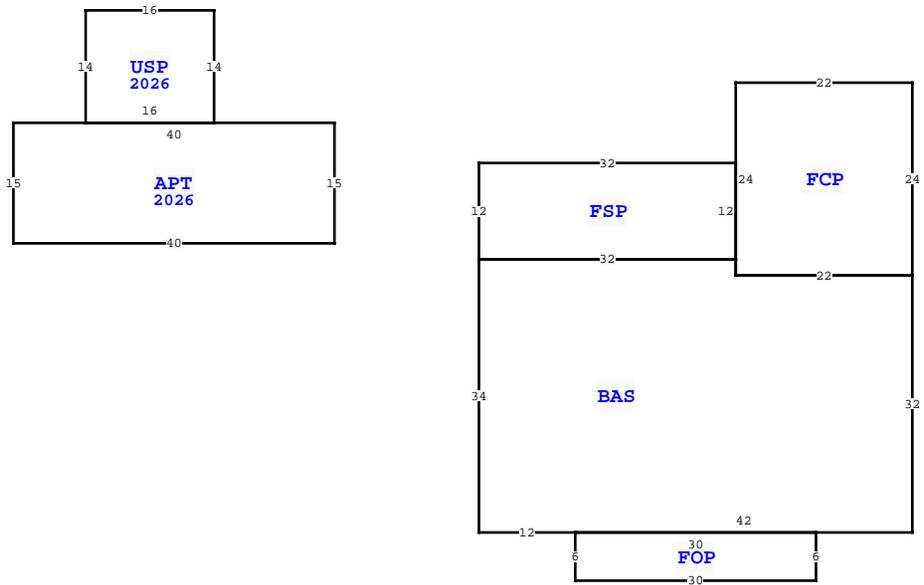


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,810	130.0068	148.21	416,470	2019	2019	0	0	0	6.00	94.00		
1 SINGLE FAM 100% - 2020 Heated Area: 2392 HX Base Yr 2020														



BUILDING CHARACTERISTICS					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	600	100	2026	600	83,590
BAS	1,792	100		1,792	249,656
FCP	528	25		132	18,390
FOP	180	30		54	7,523
FSP	384	40		154	21,455
USP	224	35	2026	78	10,866
<b>TOTALS</b>	<b>3,708</b>			<b>2,810</b>	<b>391,482</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	0031	BARN,MT AE	0	100	24	40	960.00	UT	9.00	100	2019	2019	3	100	8,640	
2	0060	CARPORT F	0	100	20	24	480.00	UT	3.50	100	2019	2019	3	100	1,680	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,500.00	100	2023	2022		100	3,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	896.00	100	2026	2025		100	896	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		391,482	
TOTAL MARKET OB/XF VALUE		14,716	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		471,198	
SOH/AGL Deduction		155,475	
ASSESSED VALUE		315,723	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		264,312	
TOTAL JUST VALUE		471,198	
NCON VALUE		84,872	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38081	SFR	739	05/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/0182	3/16/2017	WD Q	V	V	01	25,000
GRANTOR: LEONARD & CAROL ANN D						
GRANTEE: ROBERT E & DEEDEE A						
1041/0734	3/07/2005	WD U	V	V	08	40,000
GRANTOR: RICK & LOUISE M DAMON						
GRANTEE: LEONARD & CAROL ANN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] S34 E12 E42 N32 W22 N2 W32 \$	
FCP=[ORIG=54,2] N24 W22 S24 E22 \$	
FSP=[ORIG=32,0] N12 W32 S12 E32 \$	
POP=[ORIG=12,34] S6 E30 N6 W30 \$	
APT=[YR=2026;ORIG=-58,-17] E40 S15 W40 N15 \$	
USP=[YR=2026;ORIG=-49,-31] E16 S14 W16 N14 \$	

REVIEW DATE 04/20/2026 BY ks																											
Total Acres: 5.18												Total Land Value: 65,000				Market: 0				Agricultural: 0				Common: 65,000			