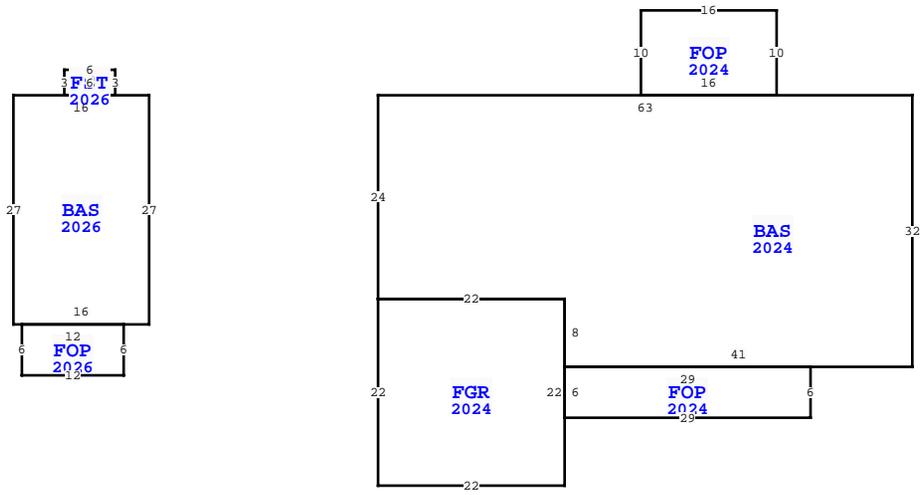


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,670	112.8960	126.44	337,595	2023	2023	0	0	0	97.00
1 SINGLE FAM			100% - 2024	Heated Area: 2272		HX Base Yr 2024					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2024	1,840	225,671
BAS	432	100	2026	432	52,983
FGR	484	55	2024	266	32,624
FOP	160	30	2024	48	5,887
FOP	174	30	2024	52	6,378
FOP	72	30	2026	22	2,699
FST	18	55	2026	10	1,226
TOTALS	3,180			2,670	327,467

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	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	0030	BARN, MT	0	100	30	50	1,500.00	UT	15.00	15.00	100	2025	2024		100	22,500	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	450.00	450.00	100	2025	2024		100	450	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
5	0070	CARPORT UF	0	100	18	46	828.00	UT	4.00	4.00	100	2026	2025		100	3,312	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/07/2025	MLU

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0.85	55,000.00	46,750.00	46,750							

TOTAL OB/XF		29,462	
-------------	--	--------	--

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		327,467	
TOTAL MARKET OB/XF VALUE		29,462	
TOTAL LAND VALUE - MARKET		46,750	
TOTAL MARKET VALUE		403,679	
SOH/AGL Deduction		15,470	
ASSESSED VALUE		388,209	
TOTAL EXEMPTION VALUE		HX HB VX 13 388,209	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		403,679	
NCON VALUE		56,957	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050565	New Residential C	90,000	08/16/2024
000048615	Storage Building	25,000	11/08/2023
000045949	New Residential C	220,000	11/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1927	10/10/2023	WD	Q	I	01	448,500
GRANTOR: LEV JOANN T						
GRANTEE: MCNUTT SUSAN E						
1477/79	10/07/2022	WD	Q	V	01	45,900
GRANTOR: DAVID THOMAS W						
GRANTEE: LEV JOANN T						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=80,10] W63 S24 E22 S8 E41 N32 \$	
FGR=[YR=2024;ORIG=17,34] E22 S22 W22 N22 \$	
FOP=[YR=2024;ORIG=39,42] E29 S6 W29 N6 \$	
FOP=[YR=2024;ORIG=48,0] E16 S10 W16 N10 \$	
BAS=[YR=2026;ORIG=-10,10] W16 S27 E16 N27 \$	
FST=[YR=2026;ORIG=-20,7] E6 S3 W6 N3 \$	
FOP=[YR=2026;ORIG=-25,37] E12 S6 W12 N6 \$	