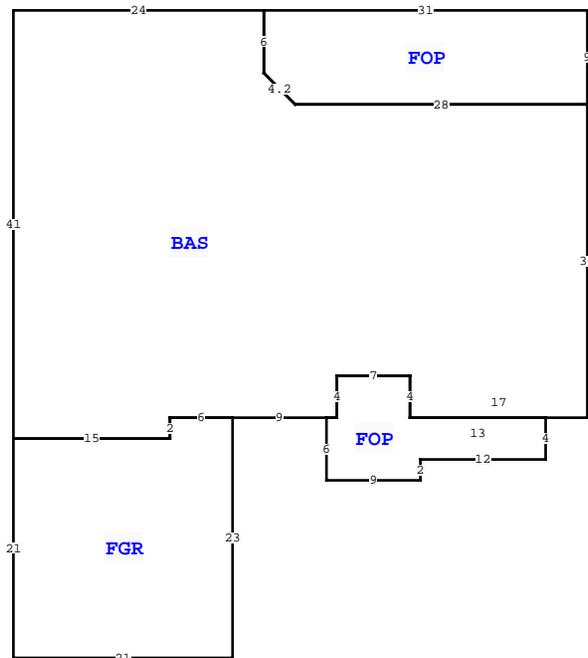


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.030	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,873	100	
FGR	453	55	
FOP	130	30	
FOP	275	30	
TOTALS	2,731		

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%	- 2022								
Heated Area: 1873						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		311,623	
TOTAL MARKET OB/XF VALUE		10,808	
TOTAL LAND VALUE - MARKET		26,400	
TOTAL MARKET VALUE		348,831	
SOH/AGL Deduction		124,758	
ASSESSED VALUE		224,073	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		172,662	
TOTAL JUST VALUE		348,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40511	SFR	0	09/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1437/769	5/07/2021	WD Q	Q	I	01	286,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: ALBRITTON DONALD						
1408/1607	3/18/2020	WD U	V	30		100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

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	0	UT	3.30	3.30	100	2022	2021		100	1,518	
2	0104	GENERATOR	0	100	0	0	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	
3	0119	MASONRY WA	0	100	0	0	UT	880.00	880.00	100	2024	2023		100	880	
4	0169	FENCE/WOOD	0	100	0	0	UT	3,080.00	3,080.00	100	2024	2023		100	2,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2023	MLU

BUILDING NOTES	
BAS=[ORIG=60,20] S41 E15 N2 E6 E9 E1 N4 E7 S4 E17 N30 W28 U3L3 N6 W24 \$	
FGR=[ORIG=60,61] S21 E21 N23 W6 S2 W15 \$	
FOP=[ORIG=90,59] S6 E9 N2 E12 N4 W13 N4 W7 S4 W1 \$	
FOP=[ORIG=84,20] S6 D3R3 E28 N9 W31 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 10,808																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							