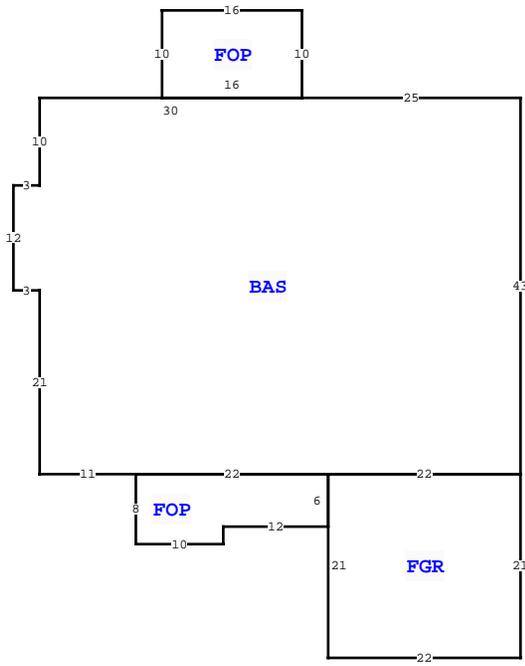




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	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	2,401	100	
FGR	462	55	
FOP	152	30	
FOP	160	30	
TOTALS	3,175		

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%	- 2021		372,105	2019	2019	0	0	6.00	94.00	
				Heated Area: 2401								
					HX Base Yr 2021							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			349,779
TOTAL MARKET OB/XF VALUE			8,730
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			384,909
SOH/AGL Deduction			73,929
ASSESSED VALUE			310,980
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			259,569
TOTAL JUST VALUE			384,909
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38015	SFR	914	04/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2330	7/21/2020	WD Q	Q	I	01	281,300
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: CHASE SMITH						
1398/2302	4/24/2019	WD U	V	11		100
GRANTOR: GARY SORENSEN						
GRANTEE: GSMS DEVELOPERS INC						

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

BUILDING NOTES	
BAS= W25 FOP= N10 W16 S10 E16\$ W30 S10 W3 S12 E3 S21 E11 FOP= S8 E10 N2 E12 N6 W22\$ E22 FGR= S21 E22 N21 W22\$ E22 N43\$.	

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	816.00	UT	2.48	2.48	100	2019	2019	3	100	2,020		
2	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610		
3	0296	SHED METAL	0	100	0	1.00	UT	1,100.00	1,100.00	100	2024	2023		100	1,100		
TOTALS													3,175		2,749	349,779	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							