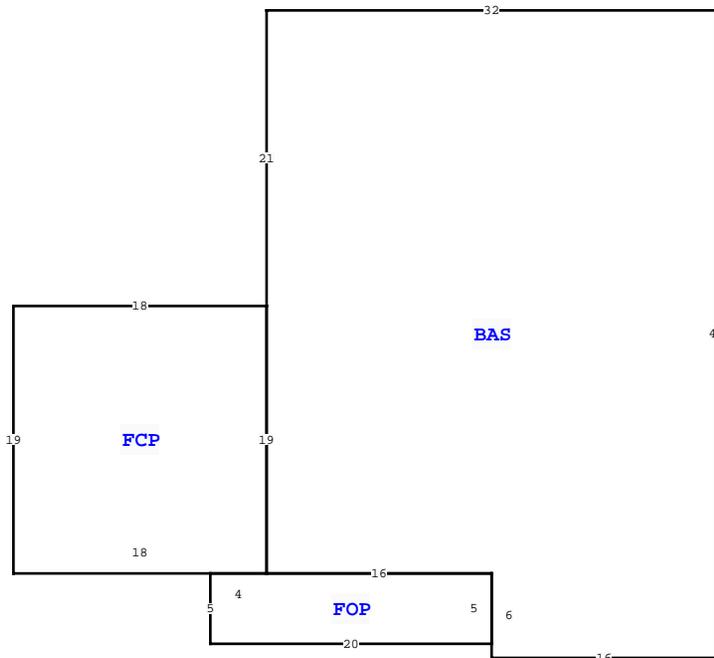




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		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	1,376	100	
FCP	342	25	
FOP	100	30	
TOTALS	1,818		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,492	126.1638	155.43	231,902	2018	2018	0	0	0	7.00	93.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1376 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			215,669
TOTAL MARKET OB/XF VALUE			3,124
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			245,193
SOH/AGL Deduction			31,253
ASSESSED VALUE			213,940
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			162,529
TOTAL JUST VALUE			245,193
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35895	SFR	662	10/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2465	3/06/2018	WD Q	Q	I	01	165,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: TODD L & MARGARET L						
1354/2463	2/01/2018	WD U	V	V	11	0
GRANTOR: GARY SORENSEN						
GRANTEE: GSMS DEVELOPERS INC						

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	0296	SHED METAL	0	100	8	10	UT	9.90	9.90	100	2018	2018	3	100	792	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.20	2.20	100	2018	2018	3	100	2,332	

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

BUILDING NOTES	
BAS= W32 S21 FCP= W18 S19 E18 N19\$ S19 FOP= W4 S5 E20 N5 W16\$ E16 S6 E16 N46\$.	

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							