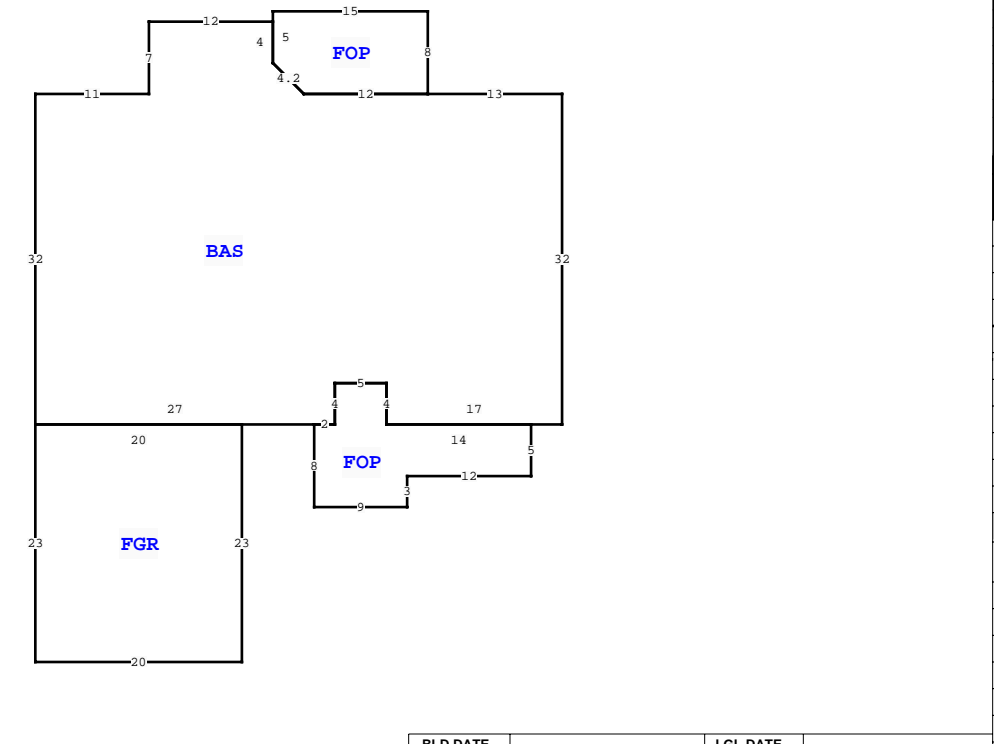


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 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	2,035	118.5030	146.00	297,110	2019	2019	0	0	6.00	94.00	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	233,445
FGR	460	55		253	34,722
FOP	116	30		35	4,803
FOP	152	30		46	6,313
TOTALS	2,429			2,035	279,283

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			279,283
TOTAL MARKET OB/XF VALUE			8,159
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			313,842
SOH/AGL Deduction			49,515
ASSESSED VALUE			264,327
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			212,916
TOTAL JUST VALUE			313,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38346	SFR	823	07/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2269	12/04/2019	WD Q	Q	I	01	227,200
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: ISAAC EZRA & BETHAN						
1399/1517	11/22/2019	WD U	V	V	11	100
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	0166	CONC,PAVMT	0	50	0	1,030.00	UT	2.48	2.48	100	2019	2019	3	100	2,549	
2	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W13 FOP= N8 W15 S5 D3 R3 E12\$ W12 L3 U3 N4 W12 S7 W11 S32 FGR= S23 E20 N23 W20\$ E27 FOP= S8 E9 N3 E12 N5 W14 N4 W5 S4 W2\$ E2 N4 E5 S4 E17 N32\$.														

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