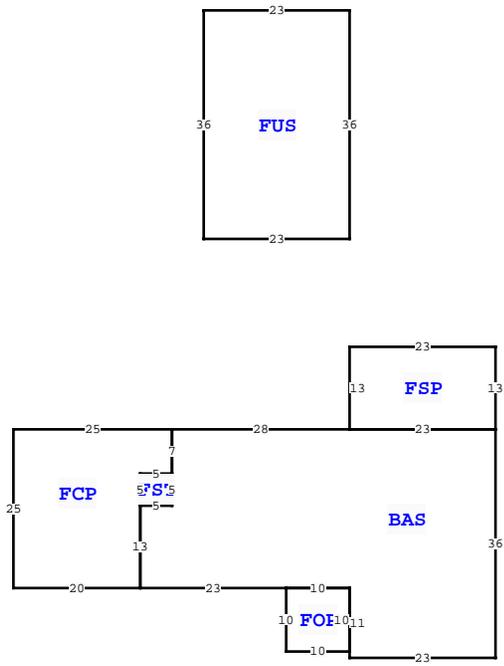


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	TERRAZZO	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,593	100	
FCP	535	25	
FOP	100	30	
FSP	299	40	
FST	25	55	
FUS	828	100	
TOTALS	3,380		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,719	117.1296	133.53	363,068	1966	1971	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2421 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			235,994
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			20,585
TOTAL MARKET VALUE			258,179
SOH/AGL Deduction			0
ASSESSED VALUE			258,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			258,179
TOTAL JUST VALUE			258,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052378	Roof Replacement	51,029	02/19/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/593	9/10/2025	WD	U	I	12	165,000

GRANTOR: WAMPUS MORTGAGE LOAN						
GRANTEE: HE WEICAI						
1546/2245	7/30/2025	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WAMPUS MORTGAGE LOA						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W28S7 FST= W5 S5 E5 N5S5S5 W5 FCP= N5 E5 N7 W25 S25 E20 N13S S13 E23 FOP= S10 E10 N10 W10S E10 S11 E23 N36 FSP= N13 W23 S13 E23S W23S PTR=N30 FUS= N36 W23 S36 E23S30S.													

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	0294	SHED WOOD/	0	0 24	20	1.00	UT	0.00	100	2017	2017	3	100	400	
2	0190	FPLC PF	0	0 0	0	1.00	UT	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION																								
TOTAL OB/XF 1,600																								
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	0		A-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,585							