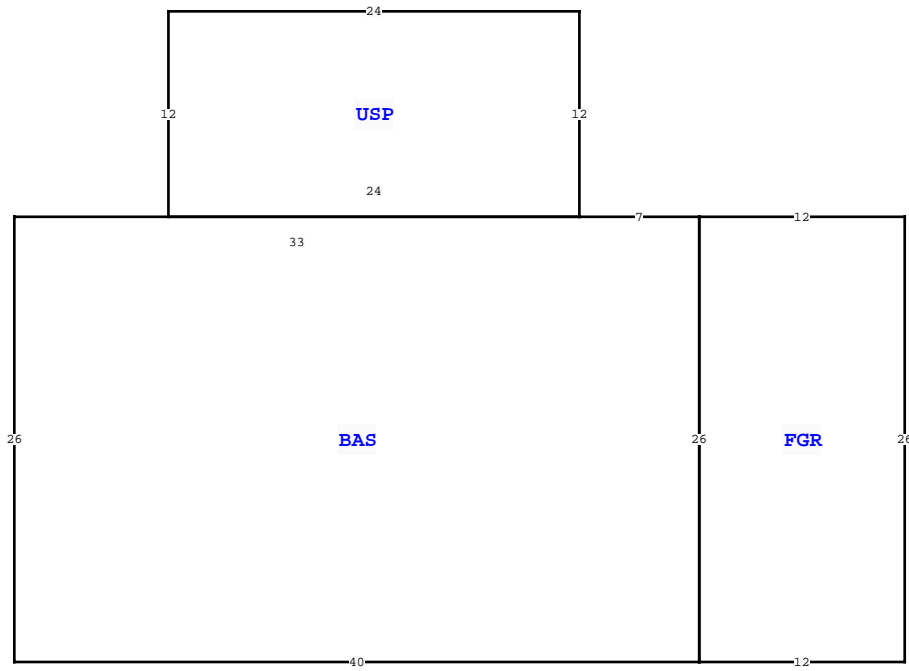




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	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	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
FGR	312	55	
USP	288	35	
TOTALS	1,640		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,313	120.5000	134.96	177,202	1989	2015	0	0	12.50	87.50
1 SINGLE FAM 100% - 2023 Heated Area: 1040 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			155,052
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			10,128
TOTAL MARKET VALUE			165,980
SOH/AGL Deduction			3,223
ASSESSED VALUE			162,757
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			111,346
TOTAL JUST VALUE			165,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,195
SALE: 5:1:			
SALE: 4:1:			
SALE: 3:1:			
SALE: 2:1: DIVORCE - QC TO EX-WIFE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1486/805	3/02/2023	WD U	I 11 100
GRANTOR: CALDWELL KIMBERLY ANN			
GRANTEE: MEZGER KIMBERLY ANN			
1459/399	2/08/2022	WD Q	I 01 178,000
GRANTOR: CHANNELL DAVID M			
GRANTEE: CALDWELL KIMBERLY A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W7 USP= N12 W24 S12 E24\$ W33 S26 E40 FGR= E12 N26 W12 S26\$ N26\$.			

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			0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	200	
3	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	300	

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		00	0.00	0.00	0.53	AC		1.00	1.00	1.47	13,000.00	19,110.00	10,128							