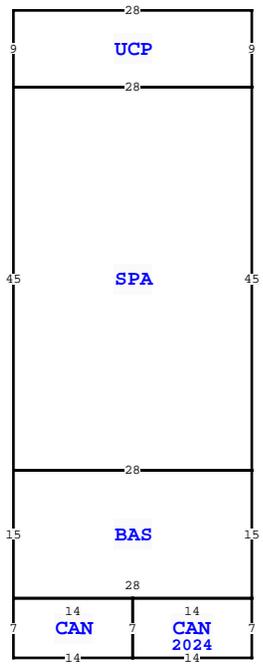


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	06	VINYL ASB 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Fixtures	3	100	
Frame	02	WOOD FRAME 100	
Story Height	8	100	
RMS	2	100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1117 STORE/OFFICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	420	100	
CAN	98	30	
CAN	98	30	2024
SPA	1,260	85	
UCP	252	20	
TOTALS	2,128		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 2023								
Heated Area: 1491						HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			38,536
TOTAL MARKET OB/XF VALUE			9,640
TOTAL LAND VALUE - MARKET			98,010
TOTAL MARKET VALUE			146,186
SOH/AGL Deduction			0
ASSESSED VALUE			146,186
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,186
TOTAL JUST VALUE			146,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,280
LAND:1:1: AD;4 POOR LOCATION NO HWY EXPOSURE DOR 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1660	1/07/2022	WD	U	I	37	200,000
GRANTOR: SOMHORST DAVID LEE						
GRANTEE: NGAI WAN BING						
0517/0452	8/01/1983	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0120	CLFENCE 4	0	0	0
2	0030	BARN, MT	0	0	0

TOTAL OB/XF																
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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0030	BARN, MT	0	0	0	1.00	UT	8,640.00	8,640.00	100	2024	2023		100	8,640	
TOTAL OB/XF 9,640																

BUILDING NOTES											
BUILDING DIMENSIONS											
SPA=[ORIG=-28,9] S45 E28 N45 W28 \$											
BAS=[ORIG=-28,54] S15 E28 N15 W28 \$											
UCP=[ORIG=0,0] W28 S9 E28 N9 \$											
CAN=[ORIG=-28,69] S7 E14 N7 W14 \$											
CAN=[YR=2024;ORIG=-14,69] E14 S7 W14 N7 \$											

LAND DESCRIPTION																								
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	1100	C	STORE 1FLR	0		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.25	2.25	98,010							