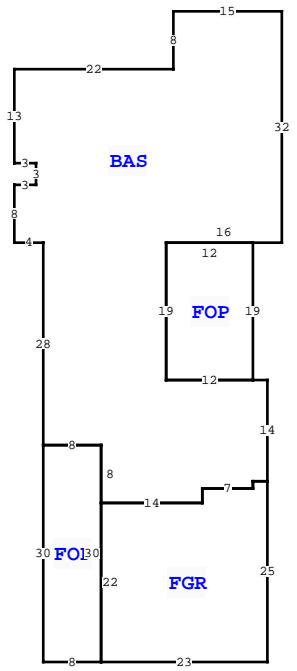


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,765	100
FGR	526	55
FOP	228	30
FOP	240	30
TOTALS	2,759	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2018	148.19	325,129	2016	2016	0	0	9.00	91.00	
				Heated Area: 1765				HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		295,867
TOTAL MARKET OB/XF VALUE		804
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		315,171
SOH/AGL Deduction		101,655
ASSESSED VALUE		213,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,105
TOTAL JUST VALUE		315,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
519	SFR	523	01/30/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0196	2/15/2017	WD Q	Q	I	01	207,500

GRANTOR: COLUMBIA INVESTORS LL
GRANTEE: JOHN HUGHES

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S8 W22 S13 E3 S3 W3 S8 E4 S28 FOP= S30 E8 N30 W8\$ E8 S8 FGR= S22 E23 N25 W2 S1 W7 S2 W14\$ E14 N2 E7 N1 E2 N14 W2 FOP= N19 W12 S19 E12\$ W12 N19 E16 N32\$.	

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	402.00	UT	2.00	2.00	100	2016	2016	3	100	804	

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							