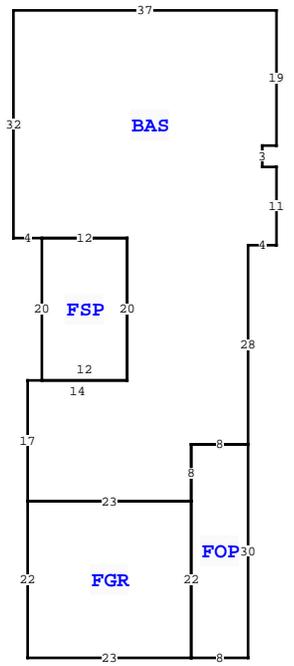


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
12	HARDWOOD 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
02	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
06	06				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	06		
	NEIGHBORHOOD/LOC	5417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100		1,985	212,982
FGR	506	55		278	29,828
FOP	240	30		72	7,726
FSP	240	40		96	10,301
<b>TOTALS</b>	<b>2,971</b>			<b>2,431</b>	<b>260,837</b>

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,431	119.7504	134.12	326,046	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2006											
Heated Area: 1985											
HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		260,837
TOTAL MARKET OB/XF VALUE		8,490
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		287,827
SOH/AGL Deduction		91,814
ASSESSED VALUE		196,013
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		139,602
TOTAL JUST VALUE		287,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047662	Roof Replacement	15,000	07/13/2023
3066	SFR	530	10/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1537	2/28/2018	LE U	I	I	11	100
GRANTOR: MARY C PHILLIPS (ENH)						
GRANTEE: RICHARD ORIAN WELLS						
1026/0059	9/16/2004	WD Q	I			216,285
GRANTOR: COLUMBIA INVESTORS						
GRANTEE: PHILLIPS						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	436.00	UT	2.50	2.50	100	2005	2005	3	100	1,090	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

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

BUILDING NOTES	
BAS= W37 S32 E4 FSP= S20 E12 N20 W12\$ E12 S20 W14 S17 FGR= S22 E23 N22 W23\$ E23 FOP= S22 E8 N30 W8 S8\$ N8 E8 N28 E4 N11 W2 N3 E2 N19\$.	

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							