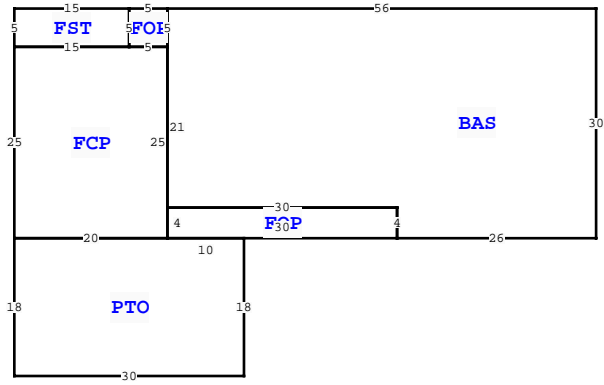
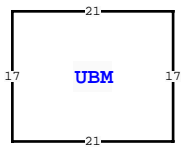


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
FCP	500	25	
FOP	25	30	
FOP	120	30	
FST	75	55	
PTO	540	5	
UBM	357	20	
TOTALS	3,177		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,868	101.7045	115.94	216,576	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 1560 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			140,774
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			176,074
SOH/AGL Deduction			86,539
ASSESSED VALUE			89,535
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			38,124
TOTAL JUST VALUE			176,074
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,610
LAND:1:1: 100 X 273 + 15,373 SF. ADJ;4 CORNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
977	REMODEL	0	11/12/2015
1351	ADDN SFR	25	08/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1201	4/15/2024	WD	U	I	11	100
GRANTOR: CHASTEEN ABBIE E						
GRANTEE: ROSNER ALDEN						
1305/0516	11/30/2015	WD	U	I	12	65,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ABBIE E CHASTEEN						

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/03/2025 MLU	
LAND DATE			
AG DATE			

**BUILDING DIMENSIONS**  
 BAS= W56 FOP= W5 S5 E5 N5\$ S5 FCP= W5 FST= N5 W15 S5 E15\$ W15 S25 E20 N25\$ S21 FOP= S4 PTO= W20 S18 E30 N18 W10\$ E30 N4 W30\$ E30 S4 E26 N30\$ PTR=N20 UBM= N17 W21S17 E21\$ S20\$.

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		*RSF	100.00	273.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							