

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	5417.0500	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	228	100
BAS	2,137	100
FCP	598	25
FEP	231	80
FOP	40	30
FOP	108	30
TOTALS	3,342	

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%	- 2003		344,564	1950	1978		0	0	35.00	65.00
Heated Area: 2365 HX Base Yr 2003												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	223,967		
TOTAL MARKET OB/XF VALUE	5,377		
TOTAL LAND VALUE - MARKET	83,750		
TOTAL MARKET VALUE	313,094		
SOH/AGL Deduction	159,224		
ASSESSED VALUE	153,870		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	102,459		
TOTAL JUST VALUE	313,094		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	271,219		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047389	Roof Replacement	16,629	06/05/2023
328	ADDN SFR	120	08/06/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/0775	5/16/2016	QC	U	V	11	1,000
GRANTOR: JOHN E & KATHY D BENN						
GRANTEE: VIRLYN B JR & EVELY						
0969/0783	12/07/2002	WD	Q	I		140,000
GRANTOR: JIMMIE G & ELLEN D JO						
GRANTEE: VIRLYN B JR & EVELY						

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	0260	PAVEMENT-A	0	100	0	0	UT	1.00	500.00	25	0	0	3	25	125	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	400	
4	0294	SHED WOOD/	0	100	8	12	UT	0.00	0.00	100	0	0	3	100	100	
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	400	
6	0081	DECKING WI	0	100	12	28	UT	7.00	7.00	100	2013	2013	3	100	2,352	

TOTAL OB/XF											
5,377											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W20 S12 W20 BAS= N12 W19 S12 E19\$ W19 S15 E3 S5 FEP= W11 FOP= N4 W10 S4 E10\$ W10 FCP= N8 W26 S23 E26 N15\$ S11 E21 N11\$ S15 E15 POP= E27 N4 W27 S4\$ N4 E27 S4 E14 N47\$.											

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	0133	C	SFR LAKE	100		*RSF	125.00	335.00	41,875.00	SF		1.00	1.00	1.00	2.00	2.00	83,750							