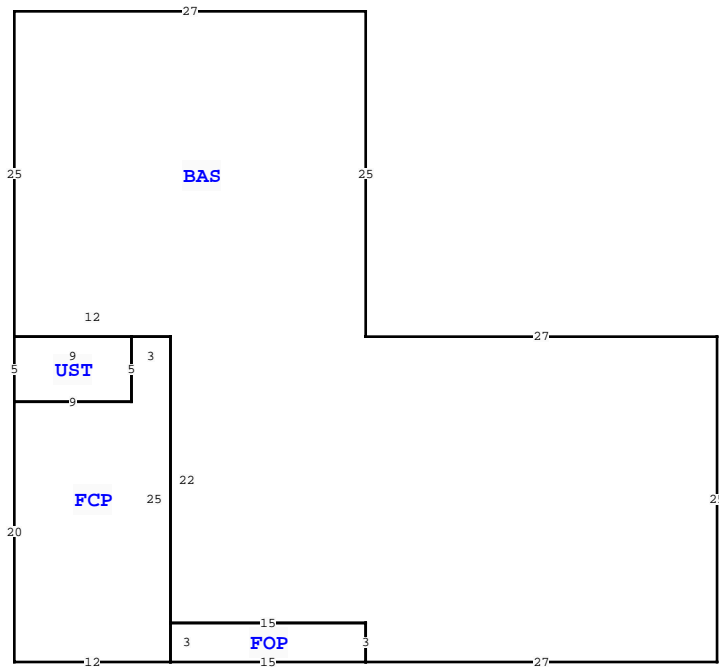


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	03 PLASTER 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architactual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,778	104.2470	116.76	207,599	1953	1953	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1680 HX Base Yr													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	127,502
FCP	255	25		64	4,857
FOP	45	30		14	1,063
UST	45	45		20	1,518
TOTALS	2,025			1,778	134,939

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,939
TOTAL MARKET OB/XF VALUE		2,275
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		152,214
SOH/AGL Deduction		0
ASSESSED VALUE		152,214
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		152,214
TOTAL JUST VALUE		152,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1324	10/21/2025	WD	U	I	37	104,600
GRANTOR: CICCONE ALEXANDER MAT						
GRANTEE: RYAN RICE INDUSTRIE						
1416/1144	8/03/2020	WD	Q	I	01	100,000
GRANTOR: HEIDI CARVER						
GRANTEE: ALEXANDER MATTHEW C						

EXTRA FEATURES														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/12/2026	MLU
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200					
2	0210	GARAGE U	0	0	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	475					
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400					
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1953	1953	3	100	1,200					

BUILDING NOTES																		

BUILDING DIMENSIONS													
BAS= W27 N25 W27 S25 UST= S5 FCP= S20 E12 N25 W3 S5 W9\$ E9 N5 W9\$ E12 S22 FOP= S3 E15 N3 W15\$ E15 S3 E27 N25\$.													

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	0		*RSF-	280.00	150.00	12,000.00	SF		1.00	1.00	1.00	1.25	1.25	15,000							