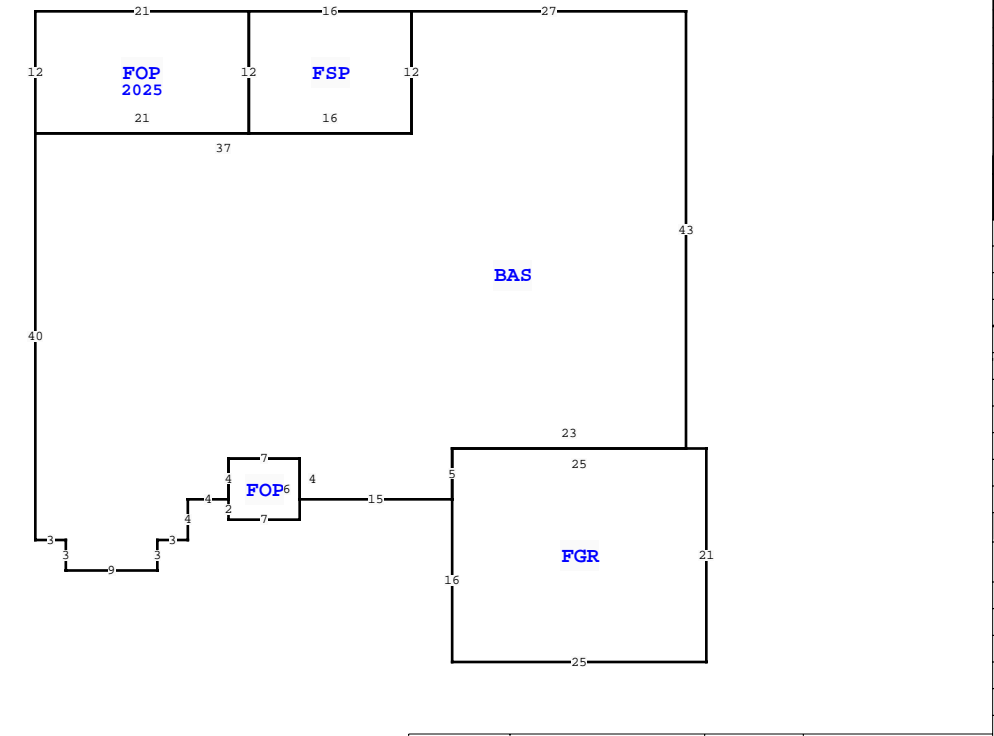


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	
1	SINGLE FAM	100%	- 2025									
				Heated Area: 2572								
					HX Base Yr 2025							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,572	100		2,572	264,226
FGR	525	55		289	29,690
FOP	42	30		13	1,336
FOP	252	30	2025	76	7,808
FSP	192	40		77	7,910
TOTALS	3,583			3,027	310,968

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	0	3,291.00	UT	2.50	2.50	100	2005	2005	3	100	8,228	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0030	BARN,MT	0	100	0	0	1,049.00	UT	15.00	15.00	100	2026	2025		100	15,735	

TOTAL OB/XF												
25,163												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.60	55,000.00	33,000.00	33,000							

TOTAL OB/XF												
25,163												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	310,968		
TOTAL MARKET OB/XF VALUE	25,163		
TOTAL LAND VALUE - MARKET	33,000		
TOTAL MARKET VALUE	369,131		
SOH/AGL Deduction	0		
ASSESSED VALUE	369,131		
TOTAL EXEMPTION VALUE	HX HB 13 369,131		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	369,131		
NCON VALUE	15,735		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	357,530		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053137	Storage Building	12,000	05/19/2025
22536	SFR	660	11/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1528/248	11/19/2024	WD Q	Q	I	01	390,000
GRANTOR: HANDBOROUGH JOSHUA						
GRANTEE: CARROLL MARK						
1412/1774	6/01/2020	WD Q	Q	I	01	292,000
GRANTOR: GLEN J CHERRY & KIMBE						
GRANTEE: JAIMEE CHAVIS-HANDS						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W27 S12 W37 S40 E3 S3 E9 N3 E3 N4 E4 N4 E7 S4 E15 N5 E23 N43 \$												
FGR=[ORIG=-23,48] S16 E25 N21 W25 S5 \$												
FSP=[ORIG=-27,0] W16 S12 E16 N12 \$												
FOP=[ORIG=-45,48] S2 E7 N6 W7 S4 \$												
FOP=[YR=2025;ORIG=-43,0] S12 W21 N12 E21 \$												