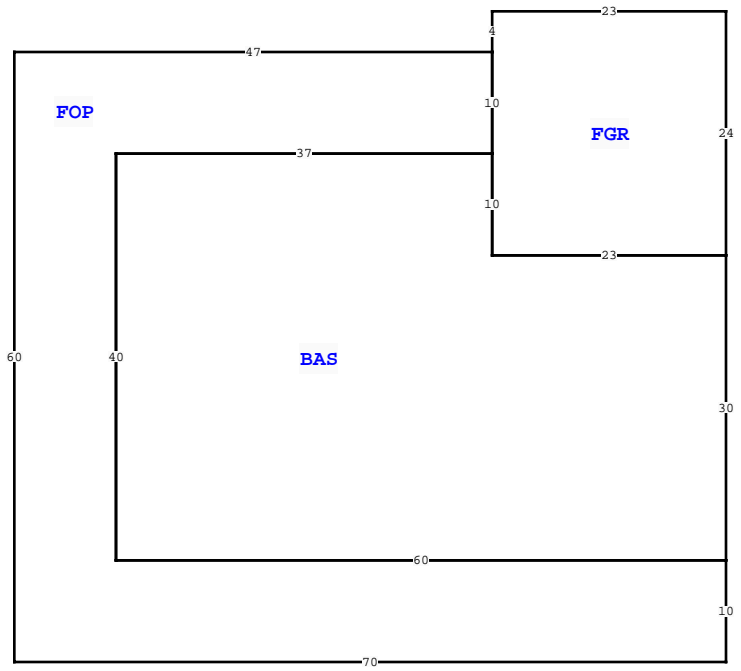




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	08 WD OR PLY 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	6316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	206,530
FGR	552	55		304	28,934
FOP	1,570	30		471	44,828
TOTALS	4,292			2,945	280,290

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,945	113.3000	126.90	373,720	1998	2005	0	0	25.00	75.00	
3 SINGLE FAM			0% - 2026	Heated Area: 2170			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,290	
TOTAL MARKET OB/XF VALUE		43,959	
TOTAL LAND VALUE - MARKET		176,120	
TOTAL MARKET VALUE		500,369	
SOH/AGL Deduction		0	
ASSESSED VALUE		500,369	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		500,369	
TOTAL JUST VALUE		500,369	
NCON VALUE		6,900	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,658	
BLDG:1:1: SUMM MH			
SALE:1:1: ALSO SEE ORB 833-1202			
PRMT:1:1: GRAHAM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054014	Co-Location or Ex	30,000	03/04/2026
000051117	Generator	0	10/16/2024
000047114	Electrical Servic	20,000	05/02/2023
000044392	Communications To	15,000	05/10/2022
13154	SFR	355	10/09/1997
12009	M H	125	01/06/1997
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1564/858	3/24/2026	WD U	I 11
GRANTOR: GRAHAM CHARLES W			
GRANTEE: VCP CAPITAL VENTURE			
1546/64	7/31/2025	WD Q	I 01
GRANTOR: GRAHAM CHARLES W			
GRANTEE: VCP CAPITAL VENTURE			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP= W47 S60 E70 W60 N40 E37 N10\$ FGR= S10 BAS= W37 S40 E60 N30 W23 N10\$ S10 E23 N24 W23 S4\$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1998
2	0261	PRCH, UOP	0	0	18	22	396.00	UT	5.50	5.50	100	1993
3	0294	SHED WOOD/	0	0	15	40	600.00	UT	7.50	7.50	100	1993
4	0294	SHED WOOD/	0	0	15	33	495.00	UT	7.50	7.50	100	1993
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
6	0294	SHED WOOD/	0	0	40	78	3,120.00	UT	10.00	10.00	60	1993
7	0251	LEAN TO W/	0	0	51	16	816.00	UT	3.00	3.00	100	1993
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026
9	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00
2	9900	C	AC NON-AG	0					24.16	AC		1.00