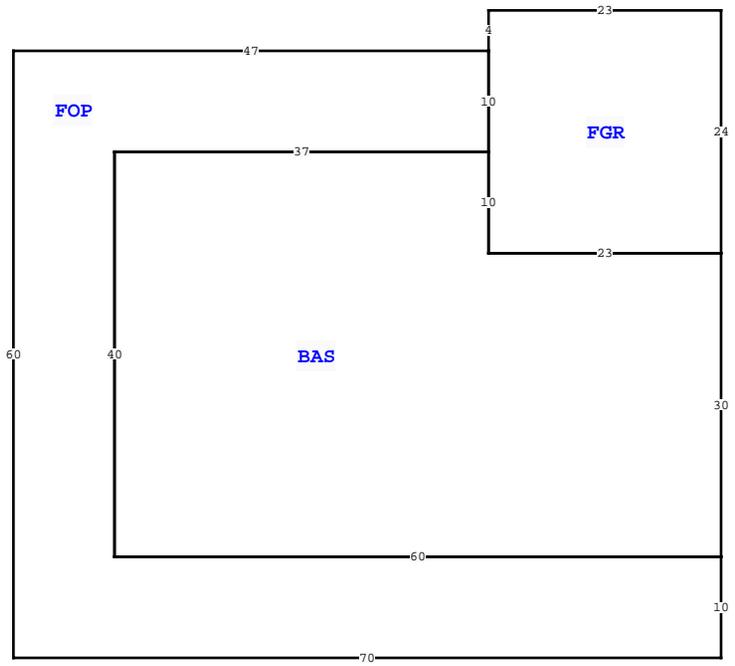


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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
BAS	2,170
FGR	552
FOP	1,570
TOTALS	4,292

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	129.16	380,376	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	285,282		
TOTAL MARKET OB/XF VALUE	43,959		
TOTAL LAND VALUE - MARKET	176,120		
TOTAL MARKET VALUE	505,361		
SOH/AGL Deduction	0		
ASSESSED VALUE	505,361		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	505,361		
TOTAL JUST VALUE	505,361		
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 SALE PRICE
1564/858	3/24/2026	WD U	I 11 100
GRANTOR: GRAHAM CHARLES W			
GRANTEE: VCP CAPITAL VENTURE			
1546/64	7/31/2025	WD Q	I 01 750,000
GRANTOR: GRAHAM CHARLES W			
GRANTEE: VCP CAPITAL VENTURE			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP= W47 S60 E70 N10 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
1	0261
2	0261
3	0294
4	0294
5	9947
6	0294
7	0251
8	0190
9	0104

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/16/2023	MLU

LAND DESCRIPTION	
L N	USE CODE
1	0100
2	9900

TOTAL OB/XF											
TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000			
24.16	AC		1.00	1.00	1.00	7,000.00	7,000.00	169,120			