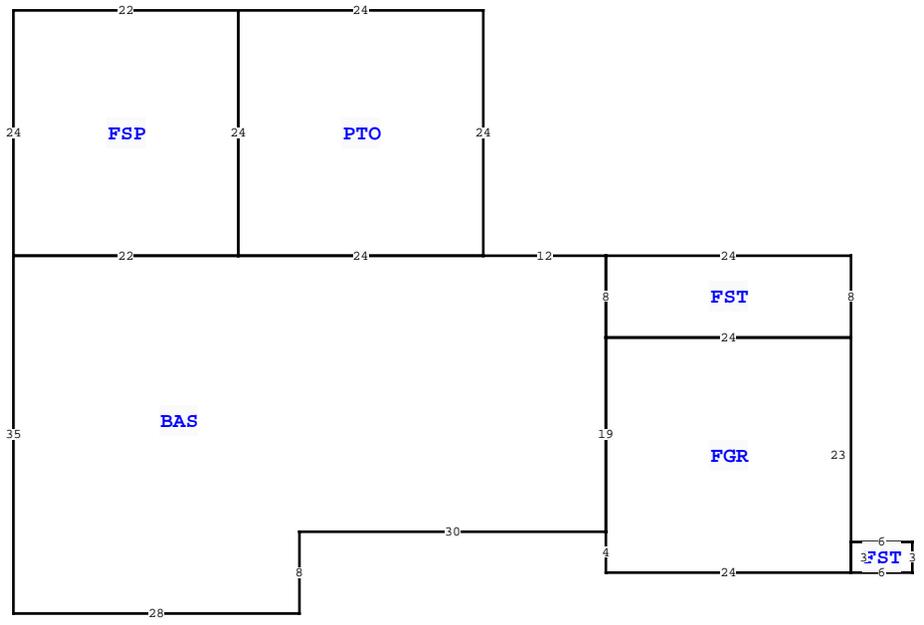


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	2,450	100.0458	112.05	274,522	1967	1967	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1790 HX Base Yr													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100		1,790	130,371
FGR	552	55		304	22,141
FSP	528	40		211	15,368
FST	18	55		10	729
FST	192	55		106	7,720
PTO	576	5		29	2,112
TOTALS	3,656			2,450	178,439

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			178,439
TOTAL MARKET OB/XF VALUE			1,670
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			198,609
SOH/AGL Deduction			0
ASSESSED VALUE			198,609
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			198,609
TOTAL JUST VALUE			198,609
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,609

LAND:1:1: 82.45 X 125 + 4,925 SF. (115 EFF. FF)
SALE:1:1: LOT 6, BLK 23, LAKE FOREST UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/2407	6/04/2014	WD Q	Q	I	01	125,000
GRANTOR: CHRISTOPHER M & AMAND						
GRANTEE: MARCIA R & DAVID BR						
1252/2463	4/12/2013	WD U	U	I	37	75,000
GRANTOR: BARBARA M BERTON & IM						
GRANTEE: CHRISTOPHER M & AMA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING DIMENSIONS
BAS= W12 PTO= N24 W24 S24 E24\$ W24 FSP= N24 W22 S24 E22\$ W22 S35 E28 N8 E30 FGR= S4 E24 FST= E6 N3 W6 S3\$ N23 W24 S19\$ N19 FST= E24 N8 W24S8\$ N8\$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

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	212.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							