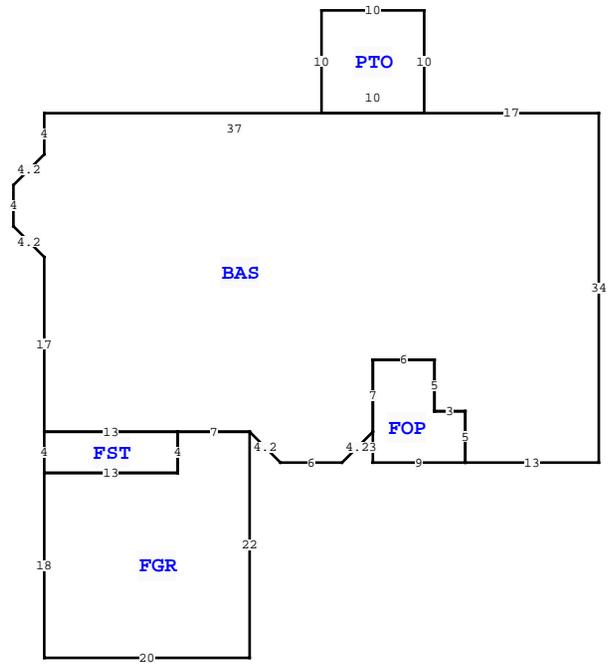


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6417.0300	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	172,551
FGR	388	55		213	21,456
FOP	75	30		22	2,216
FST	52	55		29	2,921
PTO	100	5		5	504
TOTALS	2,328			1,982	199,647

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,982	128.4822	143.90	285,210	1999	2005	0	0	30.00	70.00
1 SINGLE FAM 100% - 2026 Heated Area: 1713 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	199,647		
TOTAL MARKET OB/XF VALUE	4,331		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	222,478		
SOH/AGL Deduction	0		
ASSESSED VALUE	222,478		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	171,067		
TOTAL JUST VALUE	222,478		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	226,756		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00041			02/13/2024
1476	SFR	222	02/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1145	1/09/2025	WD	Q	I	01	295,000

BUILDING NOTES						
GRANTOR: CHARLESTON SW LLC						
GRANTEE: TRAN DUC VAN						
1443/1543	7/20/2021	QC	U	I	11	100
GRANTOR: BRADY WILLIAM T						
GRANTEE: CHARLESTON SW LLC						

BUILDING DIMENSIONS						
BAS= W17 PTO= N10 W10 S10 E10\$ W37 S4 L3 D3 S4 D3 R3 S17						
FST= S4 E13 N4 W13\$ E13 FGR= S4 W13 S18 E20 N22 W7\$ E7 D3 R3						
E6 R3 U3 FOP= S3 E9 N5 W3 N5 W6 S7\$ N7 E6 S5 E3 S5 E13						
N34\$.						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,367.00	UT	1.50	1.50	100	1999	1999	3	100	2,051	
3	0120	CLFENCE 4	0	100	0	240.00	UT	4.50	4.50	100	1999	1999	3	100	1,080	

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							