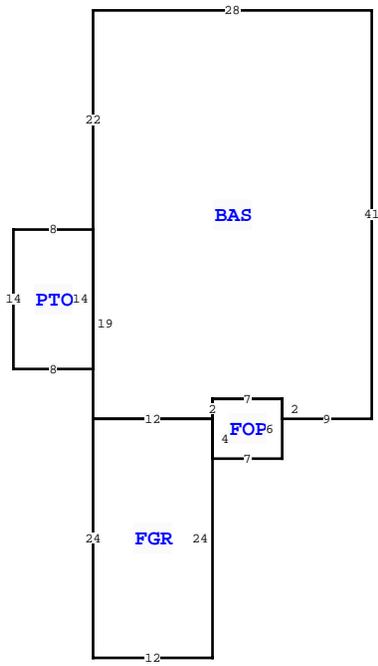




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	12	CEDAR 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	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	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0700	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	119,546
FGR	288	55		158	16,656
FOP	42	30		13	1,370
PTO	112	5		6	632
TOTALS	1,576			1,311	138,206

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%	- 2018		184,274	1994	2000	0	0	25.00	75.00	
			Heated Area: 1134				HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			138,206	
TOTAL MARKET OB/XF VALUE			1,450	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			162,156	
SOH/AGL Deduction			56,999	
ASSESSED VALUE			105,157	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			53,746	
TOTAL JUST VALUE			162,156	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			161,547	
SALE:1:1: PART OF LOTS 2 & 3 BLK 1 GRANDVIEW				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
007	SFR	28,000	01/11/1994	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1381/0690	3/23/2019	QC U	I 11	54,500
GRANTOR: DOUGLAS W DAVIS JR				
GRANTEE: CHRISTIE D DUNN				
1350/1574	12/26/2017	WD Q	I 01	109,000
GRANTOR: GATEWAY DEVELOPMENT L				
GRANTEE: CHRISTIE D DUNN & D				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W28 S22 PTO= W8 S14 E8 N14\$ S19 FGR= S24 E12 N24 W12\$ E12 FOP= S4 E7 N6 W7 S2\$ N2E7 S2 E9 N41\$.				

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	10	30	300.00	UT	2.00	2.00	100	0	0	3	100	600	
2	0166	CONC, PAVMT	0 100	3	30	90.00	UT	2.00	2.00	100	0	0	3	100	180	
3	0296	SHED METAL	0 100	8	8	64.00	UT	5.00	5.00	50	1993	1993	3	50	160	
4	0169	FENCE/WOOD	0 100	0	0	136.00	UT	7.50	7.50	50	1993	1993	3	50	510	
TOTALS													1,450			

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	100		*RMF	1 0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							