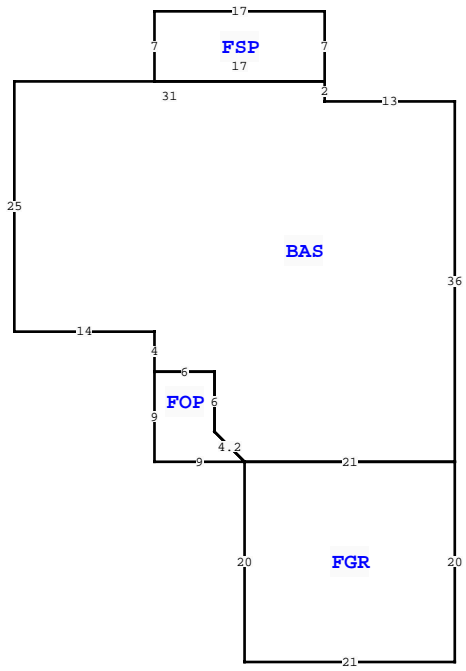


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6417.1200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100		1,406	179,518
FGR	420	55		231	29,494
FOP	59	30		18	2,298
FSP	119	40		48	6,129
TOTALS	2,004			1,703	217,439

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%	- 2022								
					Heated Area: 1406	HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		217,439
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		240,875
SOH/AGL Deduction		22,337
ASSESSED VALUE		218,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,127
TOTAL JUST VALUE		240,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
876	SFR	0	10/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1495	3/15/2021	WD Q	Q	I	01	199,900
GRANTOR: PRAVDIK BONNIE S						
1387/2695	6/27/2019	WD Q	Q	I	01	169,900
GRANTOR: MODERA HOME BUILDERS						
GRANTEE: FRANK R & BONNIE S						

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	0	368.00	UT	2.00	2.00	100	2019	2019	3	100	736	
2	0296	SHED METAL	0	100	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	

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

BUILDING NOTES	
BAS=[ORIG=0,0] W13 N2 W31 S25 E14 S4 E6 S6 D3R3 E21 N36 \$	
FGR=[ORIG=-21,36] S20 E21 N20 W21 \$	
FSP=[ORIG=-13,-2] N7 W17 S7 E17 \$	
FOP=[ORIG=-30,27] S9 E9 U3L3 N6 W6 \$	

LAND DESCRIPTION		TOTAL OB/XF															936							
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	22,500.00	22,500.00	22,500							