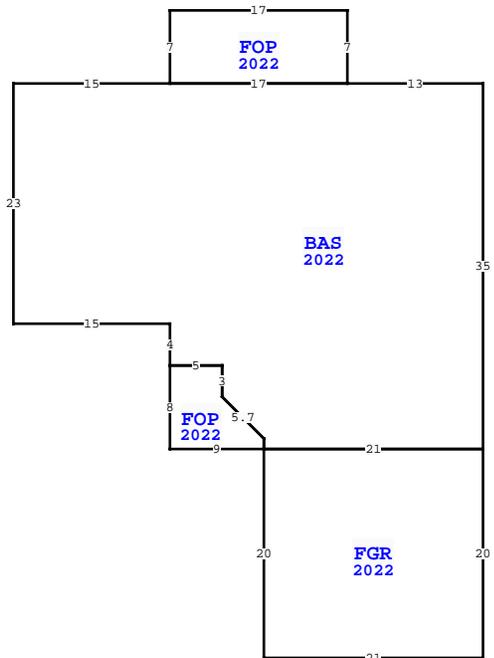




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LAM/VNLPLK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
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	6417.1200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,343	100	2022	1,343	170,249
FGR	420	55	2022	231	29,284
FOP	52	30	2022	16	2,028
FOP	119	30	2022	36	4,564
TOTALS	1,934			1,626	206,124

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	100%	- 2022		Heated Area: 1343					HX Base Yr 2022



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		206,124
TOTAL MARKET OB/XF VALUE		1,548
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		230,172
SOH/AGL Deduction		32,313
ASSESSED VALUE		197,859
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,448
TOTAL JUST VALUE		230,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000227	NEWSFR		12/20/2020
20-227	SFR	1,120	06/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2750	5/24/2021	WD Q	I	01		205,000
GRANTOR: T BRADLEY MCRAE P.A.						
GRANTEE: SHEPPARD NIGERIA						
1322/2039	9/26/2016	QC U	V	11		15,000
GRANTOR: S & D PROPEREY INVEST						
GRANTEE: T BRADLEY MCRAE PA						

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	0		516.00	UT	3.00				3.00	1,548	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=60,20] S23 E15 S4 E5 S3 D4R4 S1 E21 N35 W13 W17 W15 \$	
FOP=[YR=2022;ORIG=75,47] S8 E9 N1 U4L4 N3 W5 \$	
FOP=[YR=2022;ORIG=75,13] S7 E17 N7 W17 \$	
FGR=[YR=2022;ORIG=84,55] S20 E21 N20 W21 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 1,548																								
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							