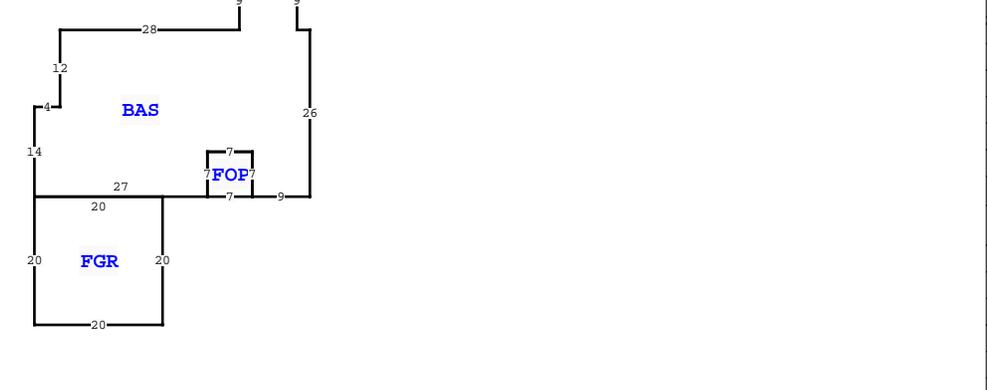


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,817	134.2514	153.05	278,092	1983	2010	0	0	18.75	81.25	
1 SINGLE FAM			100% - 2025	Heated Area: 1582			HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100		1,102	137,037
FGR	400	55		220	27,358
FOP	49	30		15	1,866
FUS	480	100		480	59,690
<b>TOTALS</b>	<b>2,031</b>			<b>1,817</b>	<b>225,950</b>

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	DATE	TYPE	Q	V / I / RSN
1	0166	CONC, PAVMT	0	100	0
2	0190	FPLC PF	0	100	0
3	0120	CLFENCE 4	0	100	0
4	0060	CARPORT F	0	100	18 30

L	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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0060	CARPORT F	0	100	18	30	540.00	UT	3.50	3.50	100	2025	2024		100	1,890	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTALS	
TOTALS	2,031
TOTALS	1,817
TOTALS	225,950

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	225,950		
TOTAL MARKET OB/XF VALUE	3,640		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	248,090		
SOH/AGL Deduction	0		
ASSESSED VALUE	248,090		
TOTAL EXEMPTION VALUE	HX HB 13 248,090		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	248,090		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	247,533		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0883		13,000	12/11/2024
000044614	Remodel	11,000	10/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q	V / I /	RSN CD	SALE PRICE
1504/873	12/08/2023	WD Q	Q	I	01	296,000

BUILDING NOTES						
GRANTOR: TAKE 2 INVESTMENTS LL						
GRANTEE: PEDEN ABRAHAM DAVID						
1456/2332	1/12/2022	WD Q	Q	I	01	157,500
GRANTOR: MEADS CHAD E						
GRANTEE: TAKE 2 INVESTMENTS						

BUILDING DIMENSIONS	
BAS= W2 N9 W9 S9 W28 S12 W4 S14 FGR= S20 E20 N20 W20\$ E27FOP= E7 N7 W7 S7\$ N7 E7 S7 E9N26\$ PTR=N40 FUS= N15 W32 S15E32\$ S40\$.	