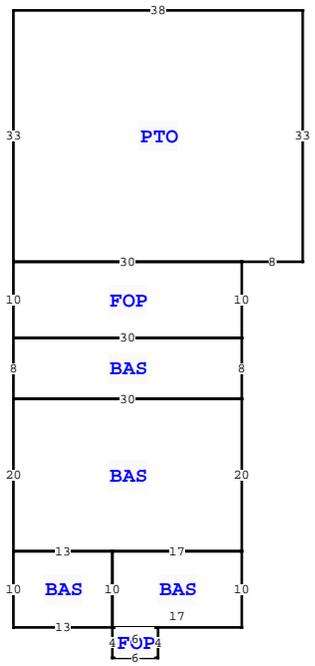




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	15 CONC BLOCK 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	02 WALL BD/WD 100				
Interior Floor	06 VINYL ASB 100				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	1 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural Units	05 CONV 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	6716.0400 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	9,275
BAS	170	100		170	12,128
BAS	240	100		240	17,122
BAS	600	100		600	42,806
FOP	24	30		7	499
FOP	300	30		90	6,421
PTO	1,254	5		63	4,495
TOTALS	2,718			1,300	92,747

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,300	98.0000	109.76	142,688	1954	1975	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 1140 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			92,747
TOTAL MARKET OB/XF VALUE			5,327
TOTAL LAND VALUE - MARKET			31,500
TOTAL MARKET VALUE			129,574
SOH/AGL Deduction			0
ASSESSED VALUE			129,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,574
TOTAL JUST VALUE			129,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048956	Remodel	17,230	01/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/402	12/20/2022	WD	U	I	30	22,600
GRANTOR: MANN ROY HAROLD JR						
GRANTEE: MANN ROY HAROLD JR						
1190/0370	3/05/2010	WD	Q	I	01	120,000
GRANTOR: BETTY L BAILEY						
GRANTEE: HAROLD JR & FRANCES						

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	0070	CARPORT UF	0	0 11 20	220.00	UT	2.00	2.00	100	2001	2001	3	100	440	
2	0166	CONC, PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,548	
3	0060	CARPORT F	0	0 18 35	630.00	UT	1.50	1.50	100	2001	2001	3	100	945	
4	0060	CARPORT F	0	0 18 22	396.00	UT	1.50	1.50	100	2001	2001	3	100	594	
5	0297	SHED CONCR	0	0 15 20	300.00	UT	2.00	2.00	100	2001	2001	3	100	600	
6	0190	FPLC PF	0	0 0 0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.25	14,000.00	31,500.00	31,500							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/13/2025 MLU											

BUILDING DIMENSIONS											
PTO=[ORIG=0,0] E8 N33 W38 S33 E30 \$											
BAS=[ORIG=-30,18] S20 E13 E17 N20 W30 \$											
FOP=[ORIG=0,0] W30 S10 E30 N10 \$											
BAS=[ORIG=-30,10] S8 E30 N8 W30 \$											
BAS=[ORIG=-17,38] S10 E17 N10 W17 \$											
BAS=[ORIG=-30,38] S10 E13 N10 W13 \$											
FOP=[ORIG=-17,48] S4 E6 N4 W6 \$											