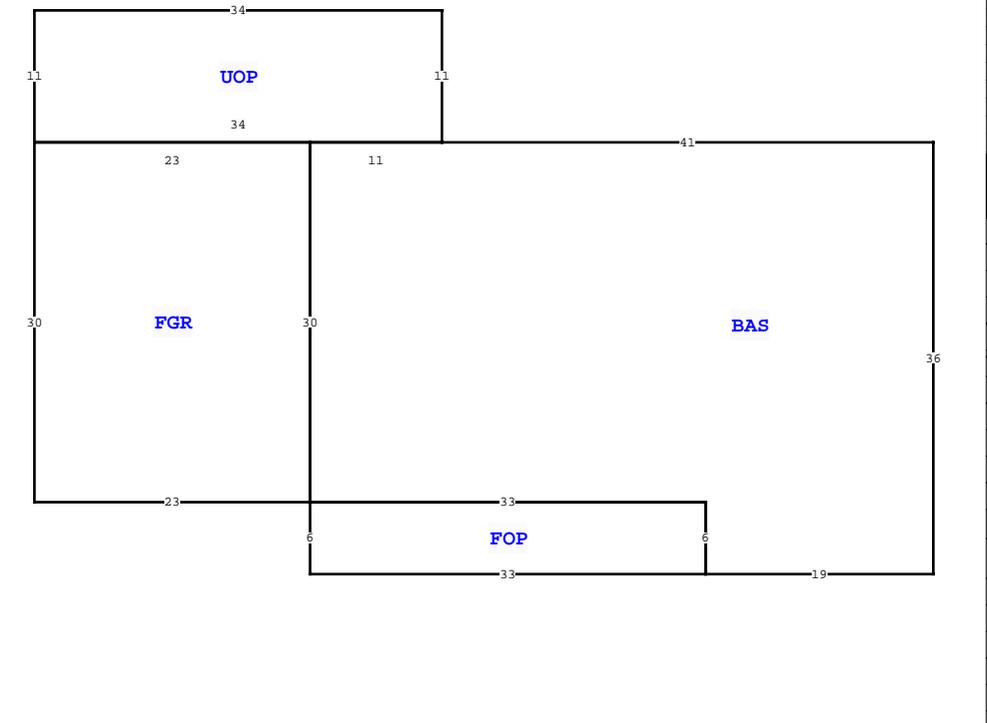


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
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	2,188	122.2650	139.38	304,963	1979	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1674 HX Base Yr 2022													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	7417.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	174,992
FGR	690	55		380	39,723
FOP	198	30		59	6,167
UOP	374	20		75	7,841
TOTALS	2,936			2,188	228,722

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			228,722	
TOTAL MARKET OB/XF VALUE			3,300	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			254,522	
SOH/AGL Deduction			37,345	
ASSESSED VALUE			217,177	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			165,766	
TOTAL JUST VALUE			254,522	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			249,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25910	MAINT/ALTR	35	06/11/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1860	8/23/2021	WD Q	Q	I	01	210,000
GRANTOR: BRALLIER MARY DEBORAH						
GRANTEE: HULUBESCU SIMONA OA						
1074/0472	2/10/2006	WD Q	Q	I		155,000
GRANTOR: MARY ELLEN MCLENDON						
GRANTEE: MARY BRALLIER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W41 UOP= N11 W34 S11 E34\$ W11 FGR= W23 S30 E23 N30\$ S30 FOP= S6 E33 N6 W33\$ E33S6 E19 N36\$.