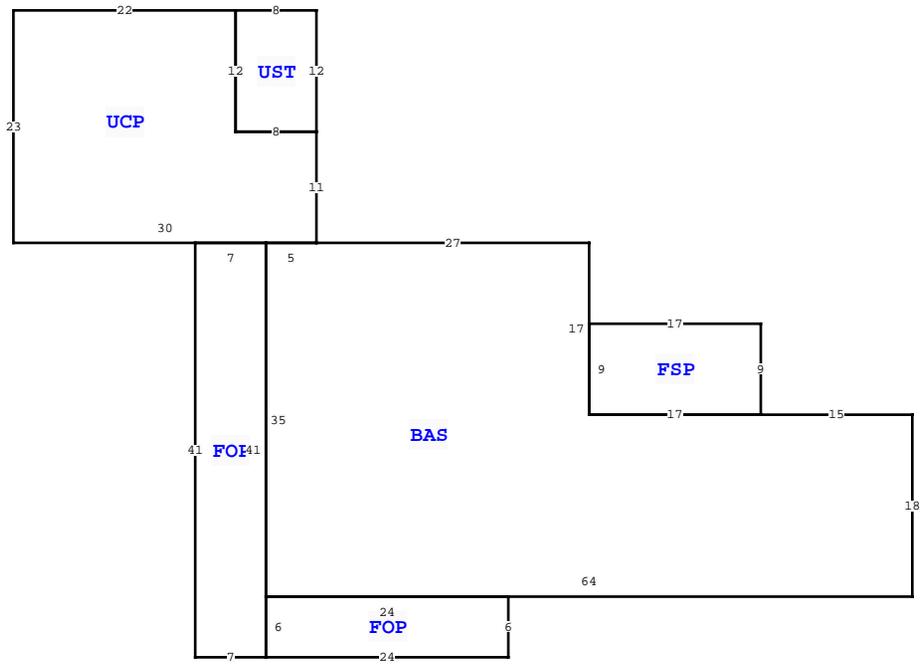




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual 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	7516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100		1,696	156,734
FOP	144	30		43	3,974
FOP	287	30		86	7,948
FSP	153	40		61	5,638
UCP	594	20		119	10,997
UST	96	45		43	3,974
TOTALS	2,970			2,048	189,263

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%	- 2024	134.42	275,292	1985	2000	0	0	31.25	68.75
Heated Area: 1696 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			189,263
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			221,863
SOH/AGL Deduction			4,960
ASSESSED VALUE			216,903
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			165,492
TOTAL JUST VALUE			221,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/265	8/18/2023	WD	Q	I	01	255,500
GRANTOR: ROTMAN CAPITAL LLC						
GRANTEE: BAILEY GENAINE MARI						
1493/389	6/19/2023	WD	U	I	37	130,000
GRANTOR: SAULS PERRY R						
GRANTEE: ROTMAN CAPITAL LLC						

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	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00	
2	0080	DECKING	0	100	0	0			1.00	UT	0.00				0.00	

TOTAL OB/XF												600
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026		MLU							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= N9 W17 S9 E17\$W17N17 W27 UCP= N11 UST= N12 W8 S12 E8\$ W8 N12 W22 S23 E30\$ W5 FOP= W7 S41 E7 N41\$ S35 FOP= S6 E24 N6 W24\$ E64 N18\$.	

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							