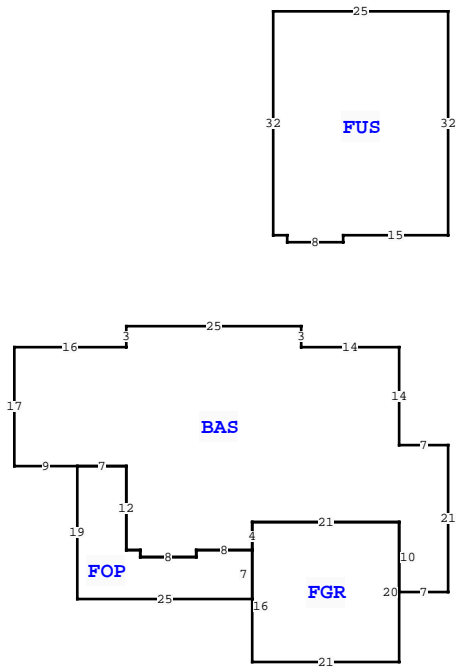


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3.5 100				
Frame	01 NONE 100				
Stories	1.5 1.5 100				
Architectual Units	05 CONV 100 0 100				
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	7517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100		1,549	177,446
FGR	420	55		231	26,463
FOP	251	30		75	8,592
FUS	808	100		808	92,560
TOTALS	3,028			2,663	305,060

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%	- 2019									
Heated Area: 2357						HX Base Yr 2019						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		305,060	
TOTAL MARKET OB/XF VALUE		11,188	
TOTAL LAND VALUE - MARKET		25,200	
TOTAL MARKET VALUE		341,448	
SOH/AGL Deduction		178,104	
ASSESSED VALUE		163,344	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		111,933	
TOTAL JUST VALUE		341,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1878	6/04/2018	WD	Q	I	01	278,500
GRANTOR: CHARLES S JR & RACHEL						
GRANTEE: ADAM O' STEEN						
1286/1354	12/15/2014	WD	U	I	12	75,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CHARLES S JR & RACH						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	16	1.00	UT	0.00	100	1993	1993	3	100	288	
3	0166	CONC,PAVMT	0	100	12	200	1.00	UT	0.00	100	1993	1993	3	100	2,400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
5	0020	BARN,FR	0	100	50	22	1.00	UT	0.00	100	1993	1993	3	100	5,000	
6	0040	BARN,POLE	0	100	30	13	1.00	UT	0.00	100	1993	1993	3	100	1,200	

TOTAL OB/XF													11,188			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/08/2026			MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W7 N14 W14 N3 W25 S3 W16S17 E9 FOP= S19 E25 N7 W8 S1W8N1 W2 N12 W7\$ E7 S12 E2 S1 E8 N1 E8 FGR= S16 E21 N20 W21S4\$ N4 E21 S10 E7 N21\$ PTR=N30FUS= N32 W25 S32 E2 S1 E8 N1E15\$S30\$.												

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	1.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,200								