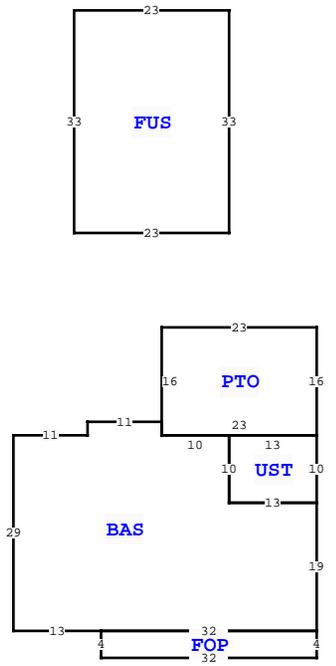




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	60		
Exterior Wall	08	WD OR PLY	40		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	70		
Interior Wall	04	PLYWOOD	30		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	7616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100		1,197	66,585
FOP	128	30		38	2,114
FUS	759	100		759	42,221
PTO	368	5		18	1,001
UST	130	45		58	3,227
TOTALS	2,582			2,070	115,148

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,070	75.0736	85.58	177,151	1964	1964	0	0	35.00	65.00	
1 SINGLE FAM			100% - 0	Heated Area: 1956			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		115,148	
TOTAL MARKET OB/XF VALUE		11,560	
TOTAL LAND VALUE - MARKET		47,379	
TOTAL MARKET VALUE		138,269	
SOH/AGL Deduction		64,013	
ASSESSED VALUE		74,256	
TOTAL EXEMPTION VALUE		HX HB 49,256	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		174,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,519	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045013	Communications To	20,000	07/21/2022
000043109	Electrical Servic	0	11/05/2021
14019	M H	125	05/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
436/178	10/01/1979	QC	U	I	11	57

GRANTOR: WALDRUP EARLY THOMAS
GRANTEE: WALDRUP LINDA LEE (

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	0297	SHED CONCR	0	100	10	18	1.00	UT	0.00	100	0	0	3	100	360	
2	0296	SHED METAL	0	100	20	14	1.00	UT	0.00	100	0	0	3	100	100	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	600	
7	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,500	

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

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W10 N2 W11 S2 W11 S29 E13 FOP= S4 E32 N4 W32\$ E32 N19 UST= N10 PTO= N16 W23 S16 E23\$ W13 S10 E13\$ W13 N10 PTR=N30 FUS= N33 W23S33 E23\$ 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	DPHT 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	1.00	AC		1.00	1.00	0.85	12,000.00	10,200.00	10,200								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.86	AC		1.00	1.00	1.00	280.00	280.00	1,361								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.86	AC		1.00	1.00	0.85	9,000.00	7,650.00	37,179								