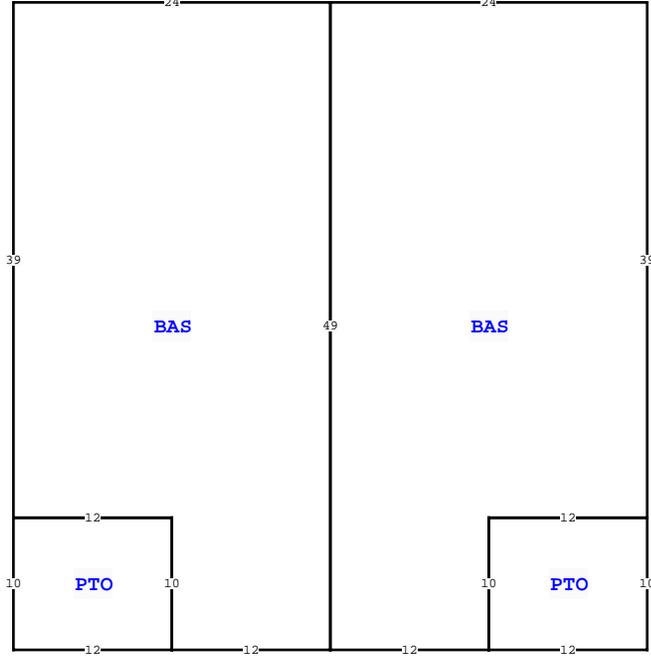


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	8417.0200 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,056	100
BAS	1,056	100
PTO	120	5
PTO	120	5
TOTALS	2,352	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	2022									Heated Area: 2112	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,489
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		14,062
TOTAL MARKET VALUE		195,301
SOH/AGL Deduction		0
ASSESSED VALUE		195,301
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		195,301
TOTAL JUST VALUE		195,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/30	3/22/2021	WD Q	Q	I	05	360,000
GRANTOR: MCCRANIE LANDS I, LLC						
GRANTEE: GRALNGER INVESTMENT						
1304/1414	11/12/2015	WD U	U	I	11	100
GRANTOR: JULIAN H MCCRANIE JR						
GRANTEE: MCCRANIE LANDS I, L						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	250	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W24 BAS= W24 S39 PTO= S10 E12 N10 W12\$ E12 S10 E12 N49\$ S49 E12 PTO= E12 N10 W12S10\$ N10 E12 N39\$.													

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	0800	C	MULTI-FAM	0		RSF-2	80.00	140.00	11,249.36	SF		1.00	1.00	1.00	1.25	1.25	14,062							