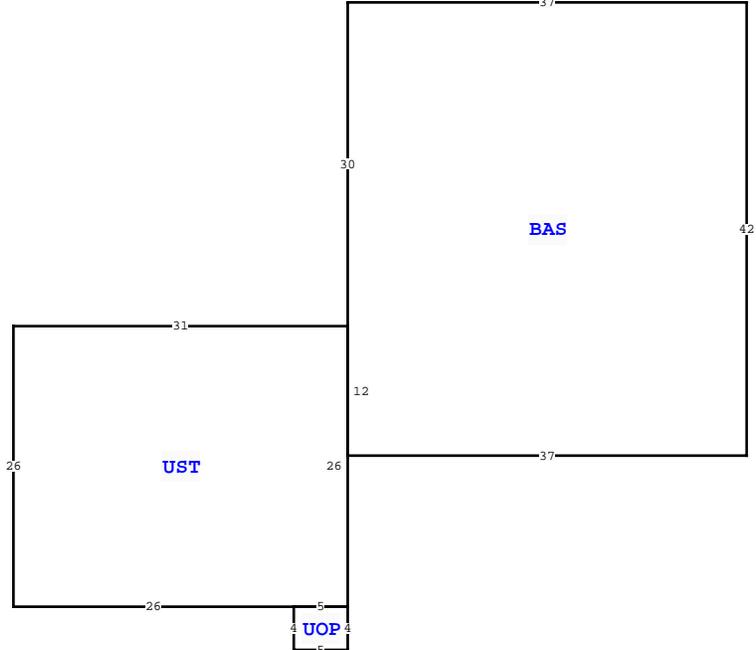




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0148	SFRES/WAREHOUSE/STRG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,554	100	
UOP	20	20	
UST	806	45	
TOTALS	2,380		

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%	- 2017								
				Heated Area:	1554			HX Base Yr	2017		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			143,166
TOTAL MARKET OB/XF VALUE			6,483
TOTAL LAND VALUE - MARKET			112,700
TOTAL MARKET VALUE			262,349
SOH/AGL Deduction			27,591
ASSESSED VALUE			234,758
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			183,347
TOTAL JUST VALUE			262,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16900	COMMERCIAL	150	04/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0942	8/21/2013	WD	U	I	18	110,000
GRANTOR: TD BANK N A						
GRANTEE: JUSTIN & ERIC ZAGAT						
1228/1557	1/11/2012	CT	U	I	18	161,000
GRANTOR: CLERK OF COURT (SOUTH)						
GRANTEE: TD BANK N A						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0060	CARPOT F	0	100	20	30	UT	0.00	0.00	
2	0060	CARPOT F	0	100	20	21	UT	0.00	0.00	
3	0260	PAVEMENT-A	0	0	0	0	UT	2,500.00	2,500.00	
4	0140	CLFENCE 6	0	100	0	0	UT	3,850.00	3,850.00	
5	0166	CONC, PAVMT	0	100	9	90	UT	1.50	1.50	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W37 S30 UST= W31 S26 E26 UOP= S4 E5 N4 W5 E5 N26 S12 E37 N42 S.									

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		CG	0.00	0.00	33,105.60	SF		1.00	1.00	0.75	2.25	1.69	55,866							
2	1020	C	COMM HWY	0		CG	0.00	0.00	33,679.33	SF		1.00	1.00	0.75	2.25	1.69	56,834							

