

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

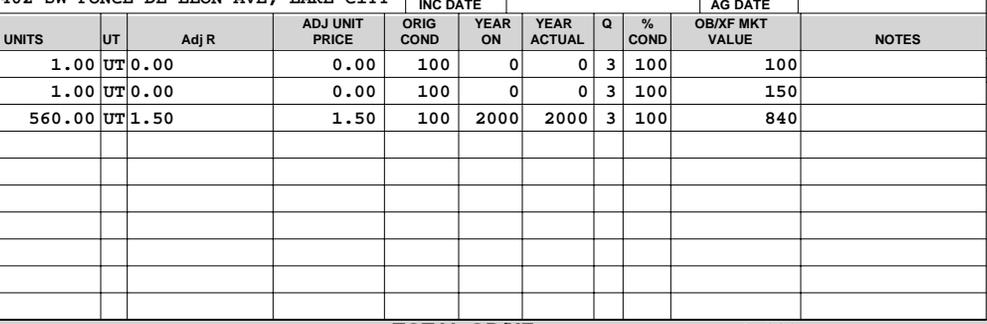
MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 2770						HX Base Yr 2023					

BLD DATE	LGL DATE	04/21/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

BUILDING CHARACTERISTICS									
QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
05	05		8417.0300 1.00/	BAS	1,275	100		1,275	96,608
				BAS	1,495	100		1,495	113,277
				FGR	638	55		351	26,595
				FOP	30	30		9	682
				FOP	432	30		130	9,850
TOTALS		3,870			3,260			247,012	

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	150	
3	0166	CONC, PAVMT	0	100	8	70	560.00	UT	1.50	100	2000	2000	3	100	840	

LAND DESCRIPTION																								
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		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		247,012	
TOTAL MARKET OB/XF VALUE		1,090	
TOTAL LAND VALUE - MARKET		37,000	
TOTAL MARKET VALUE		285,102	
SOH/AGL Deduction		13,176	
ASSESSED VALUE		271,926	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		220,515	
TOTAL JUST VALUE		285,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,102	

LAND: 2:1: MULTI-USE HOMESITE  
SALE: 2:1: LOTS 20, 21 & 22 BLK 15 LAKESIDE HEIGHTS  
SALE: 1:1: RECORDED AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15833	REMODEL	65	07/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/0856	7/29/2020	WD Q	Q	I	01	192,000
GRANTOR: CHRISTOPHER S & BRIDG						
GRANTEE: JORDAN M HRICHEN &						
1275/1493	6/02/2014	WD Q	Q	I	01	165,000
GRANTOR: DON A DAHLGREN						
GRANTEE: CHRISTOPHER S & BRI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W47 S5 BAS= W30 N16 E30N18 E35 S29 W35 S5\$ FOP= W30 S6 E18 S21 E12 N27 \$S20 E21 S16E13 FGR= N22 E29 S22 W29\$ N22E8 N6 E5 FOP= W5 S6 E5 N6\$ N13\$.											