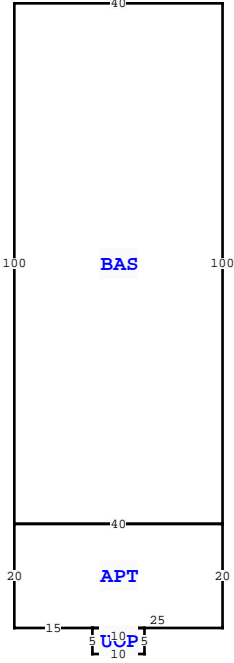


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	800	100	
BAS	4,000	100	
UOP	50	20	
TOTALS	4,850		4,810 104,185

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	PREF M B A	0%	- 2025									
					Heated Area: 4800			HX Base Yr				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		356,994		
TOTAL MARKET OB/XF VALUE		9,000		
TOTAL LAND VALUE - MARKET		128,970		
TOTAL MARKET VALUE		378,446		
SOH/AGL Deduction		0		
ASSESSED VALUE		378,446		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		378,446		
TOTAL JUST VALUE		494,964		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		500,825		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25220	SFR	645	11/09/2006

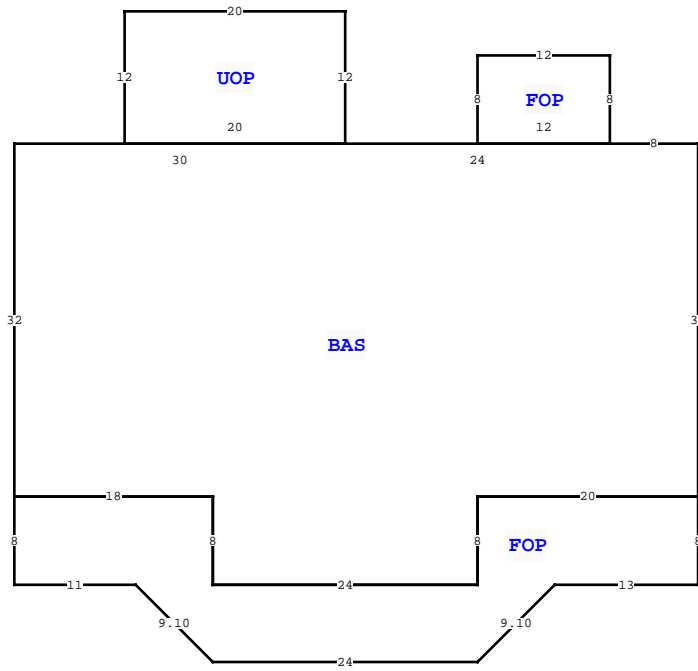
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0402	8/07/2019	QC	U	I	11	100
GRANTOR: JEFFREY A MORAN						
GRANTEE: JEFFREY A MORAN (TR						
0899/0989	3/24/2000	WD	Q	V		48,000
GRANTOR: SHEPARDSON'S						
GRANTEE: JEFFREY & BONNIE MO						

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	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS													9,000			

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	280.00	280.00	3,452							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	119,970							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	12	HARDWOOD 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,176	100	
FOP	96	30	
FOP	521	30	
UOP	240	20	
TOTALS	3,033		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,409	114.2660	127.98	308,304	2007	2007	0	0	18.00	82.00		
2 SINGLE FAM 0% - 2025 Heated Area: 2176 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		356,994	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		128,970	
TOTAL MARKET VALUE		378,446	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,446	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		378,446	
TOTAL JUST VALUE		494,964	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0402	8/07/2019	QC	U	I	11	100
GRANTOR: JEFFREY A MORAN						
GRANTEE: JEFFREY A MORAN (TR						
0899/0989	3/24/2000	WD	Q	V		48,000
GRANTOR: SHEPARDSON'S						
GRANTEE: JEFFREY & BONNIE MO						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W8 FOP= N8 W12 S8 E12\$ W24 UOP= N12 W20 S12 E20\$ W30 S32													
FOP= S8 E11 R7 D7 E24 U7 R7 E13 N8 W20 S8 W24 N8 W18\$ E18													
S8 E24 N8 E20 N32\$.													

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