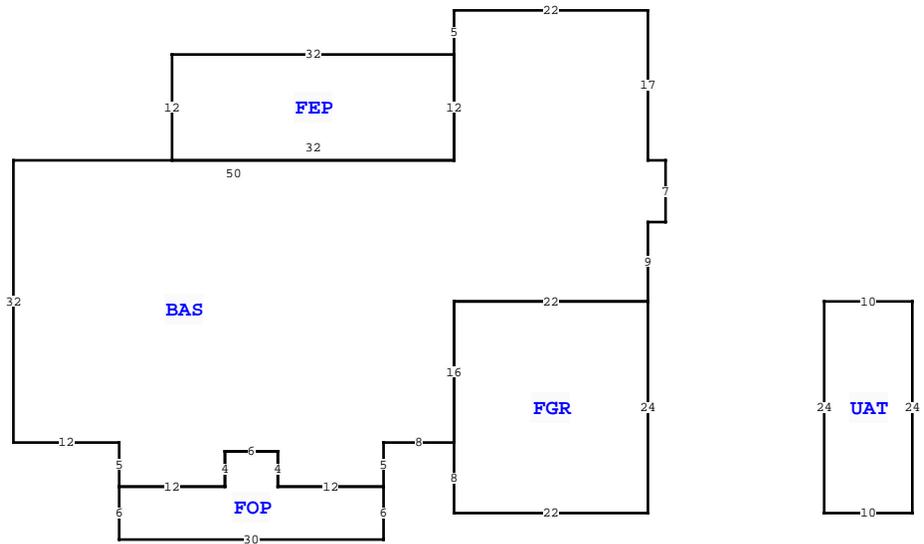


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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%	- 2024									
				Heated Area: 2466								
					HX Base Yr 2024							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100		2,466	258,612
FEP	384	80		307	32,195
FGR	528	55		290	30,413
FOP	204	30		61	6,397
UAT	240	10		24	2,517
TOTALS	3,822			3,148	330,134

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	1,131.00	UT	2.00	2.00	100	2003	2003	3	100	2,262	
2	0260	PAVEMENT-A	0	100	12	540	6,480.00	UT	1.50	1.50	75	2008	2008	3	75	7,290	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0296	SHED METAL	0	100	18	25	450.00	UT	10.00	10.00	100	2020	2020	3	100	4,500	
6	0327	STABLES-SM	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			330,134
TOTAL MARKET OB/XF VALUE			16,652
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			401,786
SOH/AGL Deduction			18,436
ASSESSED VALUE			383,350
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			331,939
TOTAL JUST VALUE			401,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051532	Roof Replacement	23,500	11/15/2024
20568	SFR	420	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2281	4/28/2022	WD	Q	I	01	429,000

GRANTOR: WHITMAN BETTY MARION
GRANTEE: JONES BRADLEY F
1417/1892 8/20/2020 WD Q I 01 324,900
GRANTOR: JOHN & KARYN CONGRESS
GRANTEE: JAMES RICHARD & BET

BUILDING NOTES												
BAS= W22 S5 FEP= W32 S12 E32 N12\$ S12 W50 S32 E12 S5 FOP= S6 E30 N6 W12 N4 W6 S4 W12\$ E12 N4 E6 S4 E12 N5 E8 FGR= S8 E22 PTR=E20 UAT= E10 N24 W10 S24\$ W20\$ N24 W22 S16\$ N16 E22 N9 E2 N7 W2 N17\$.												

TOTAL OB/XF												
16,652												