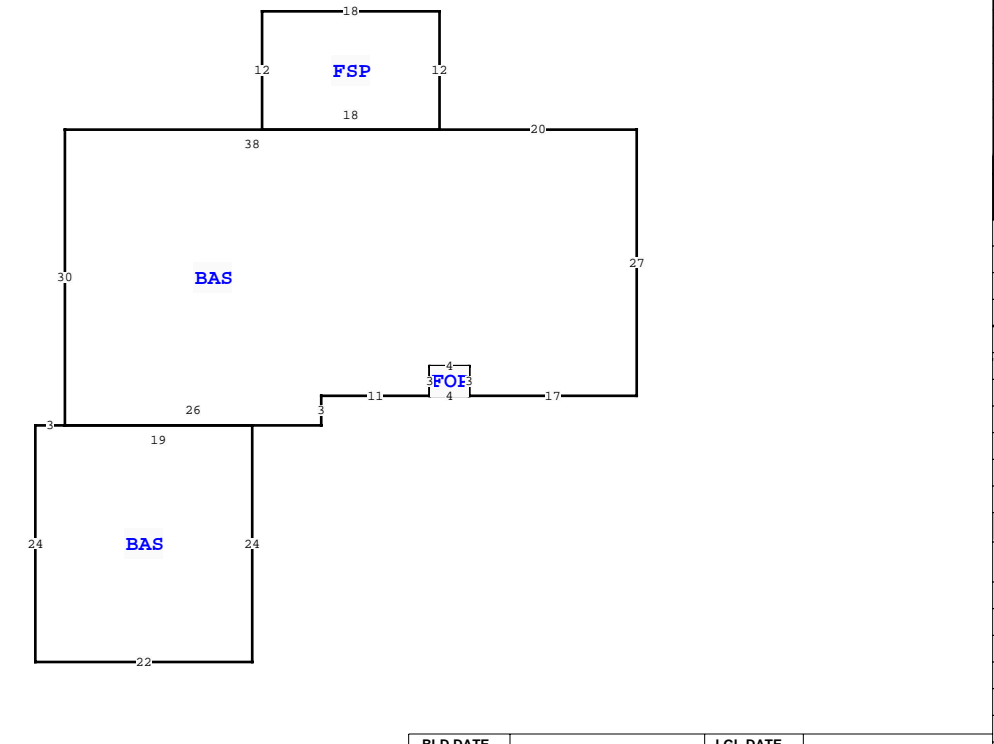


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	9417.0800 1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,250	107.8110	120.75	271,688	1983	1983	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2019 Heated Area: 2160 HX Base Yr 2019														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	41,441
BAS	1,632	100		1,632	128,092
FOP	12	30		4	314
FSP	216	40		86	6,750
TOTALS	2,388			2,250	176,597

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	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF																
														7,500		
BLD DATE														04/21/2023		MLU
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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	0.90	18,500.00	16,650.00	16,650							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

COLUMBIA COUNTY PROPERTY																							
VALUATION SUMMARY																							
PAGE 1 of 1																							
VALUATION BY																							
Tax Group: 2 Tax Dist: STANDARD																							
BUILDING MARKET VALUE 176,597																							
TOTAL MARKET OB/XF VALUE 7,500																							
TOTAL LAND VALUE - MARKET 33,300																							
TOTAL MARKET VALUE 217,397																							
SOH/AGL Deduction 72,349																							
ASSESSED VALUE 145,048																							
TOTAL EXEMPTION VALUE HX HB 13 145,048																							
BASE TAXABLE VALUE 0																							
TOTAL JUST VALUE 217,397																							
NCON VALUE 5,700																							
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE 211,697																							
SALE:5:1: SALE FOR 1 LOT																							
SALE:1:1: LOT 17 DEERWOOD FOREST UNIT 1																							
PERMIT NUM DESCRIPTION AMT ISSUED																							
000051565 Generator 0 11/20/2024																							
000051193 Electrical Servic 0 10/21/2024																							
SALES DATA																							
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																							
1479/1947 10/31/2022 QC U I 11 100																							
GRANTOR: TUCKER CLARENCE R JR																							
GRANTEE: TUCKER CLARENCE JR																							
1378/2542 12/11/2018 WD U I 11 100																							
GRANTOR: SELENA TUCKER																							
GRANTEE: S TUCKER & CLARENCE																							
BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W20 FSP= N12 W18 S12 E18\$ W38 S30 BAS= W3 S24 E22 N24 W19\$ E26 N3 E11 FOP= E4 N3 W4 S3\$ N3 E4 S3 E17 N27\$.																							