

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 70			
Exterior Wall	19	COMMON BRK 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	9417.0800	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	13,228
BAS	648	100		648	51,020
BAS	1,178	100		1,178	92,749
FCP	488	25		122	9,606
FOP	176	30		53	4,173
UOP	336	20		67	5,275
TOTALS	2,994			2,236	176,051

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% - 2005			270,847	1987	1990		0	35.00	65.00
Heated Area: 1994						HX Base Yr 2005					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 2			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			176,051
TOTAL MARKET OB/XF VALUE			3,030
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			197,581
SOH/AGL Deduction			73,859
ASSESSED VALUE			123,722
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			72,311
TOTAL JUST VALUE			197,581
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051356	Roof Replacement	7,000	11/01/2024
25165	ADDN SFR	128	10/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/2482	7/20/2004	WD	Q	I		86,000

GRANTOR: REA
GRANTEE: STEPHENS
0967/0046 10/31/2002 WD Q I 80,000
GRANTOR: WILLIAM JONES
GRANTEE: JAMES & ELIZABETH R

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	0.00	100	0	0	3	100	330	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

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	DPTH 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	18,500.00	18,500.00	18,500							