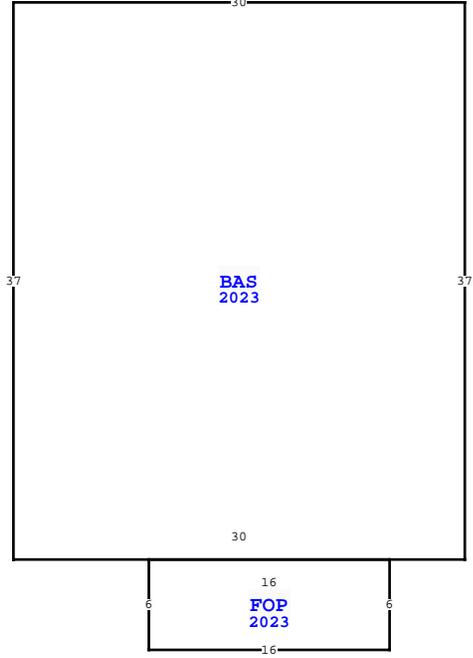


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	10316.010 1.00/

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: 1110				HX Base Yr 2024				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2023	1,110	161,699
FOP	96	30	2023	29	4,224
TOTALS	1,206			1,139	165,923

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,923
TOTAL MARKET OB/XF VALUE			16,850
TOTAL LAND VALUE - MARKET			17,600
TOTAL MARKET VALUE			200,373
SOH/AGL Deduction			3,728
ASSESSED VALUE			196,645
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			145,234
TOTAL JUST VALUE			200,373
NCON VALUE			9,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051992	Storage Building	13,755	01/06/2025
000051951	Right-of-Way Acce		12/31/2024
000044413	New Residential C	95,000	05/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/1735	5/26/2023	WD	Q	I	01	235,000
GRANTOR: PARK BRUCE						
GRANTEE: REKAU DALE A						
1281/0276	9/09/2014	TD	U	I	18	5,300
GRANTOR: CLERK OF COURT & RONN						
GRANTEE: BRUCE & NATALIE PAR						

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	2008	2008	3	100	50	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	UT	400.00	400.00	100	2026	2025		100	400	
4	0294	SHED WOOD/	0	100	0	0	UT	400.00	400.00	100	2026	2025		100	400	
5	0030	BARN, MT	0	100	25	24	UT	15.00	15.00	100	2026	2025		100	9,000	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=-57,-15] E30 S37 W30 N37 \$	
FOP=[YR=2023;ORIG=-48,22] E16 S6 W16 N6 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 16,850																								
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-3	0.00	0.00	1.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,600							