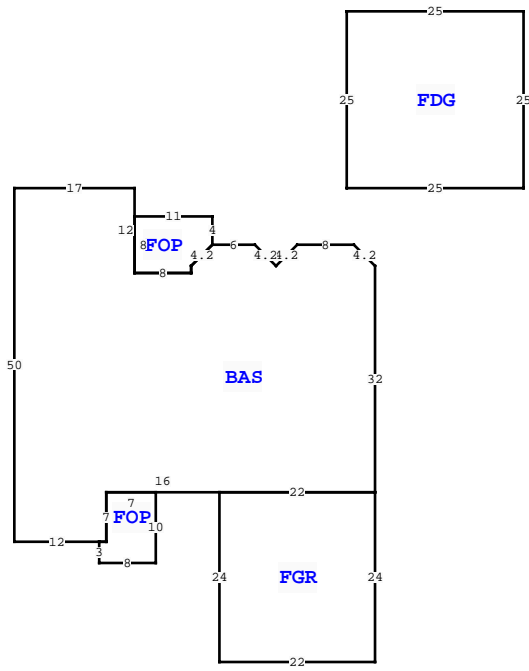


824-1145

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.1	1.100			
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	10416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	209,635
FDG	625	60		375	40,068
FGR	528	55		290	30,986
FOP	73	30		22	2,351
FOP	81	30		24	2,564
TOTALS	3,269			2,673	285,603

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								
Heated Area: 1962						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		285,603	
TOTAL MARKET OB/XF VALUE		3,794	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		324,397	
SOH/AGL Deduction		95,753	
ASSESSED VALUE		228,644	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		177,233	
TOTAL JUST VALUE		324,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043114	Roof Replacement	18,480	11/05/2021
21061	GARAGE	126	09/10/2003
21060	SFR	362	09/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0824/1145	7/02/1996	WD Q	V			16,000
GRANTOR: RUSSELL & DOROTHY BAI						
GRANTEE: WAYNE D & SONHWA WO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W17 S50 E12 FOP= S3 E8 N10 W7 S7 W1\$ E1 N7 E16 FGR= S24 E22 N24 W22\$ E22 N32 L3 U3 W8 D3 L3 L3 U3 W6 FOP= N4 W11 S8 E8 N1 R3 U3 \$ D3 L3 S1 W8 N12\$ PTR= E30 FDG= E25 N25 W25 S25\$ W30\$.	

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	0	0	2.00	100	2004	2004	3	100	3,194	
2	0120	CLFENCE	4	0	100	0	0	0	0.00	100	2007	2007	3	100	600	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							