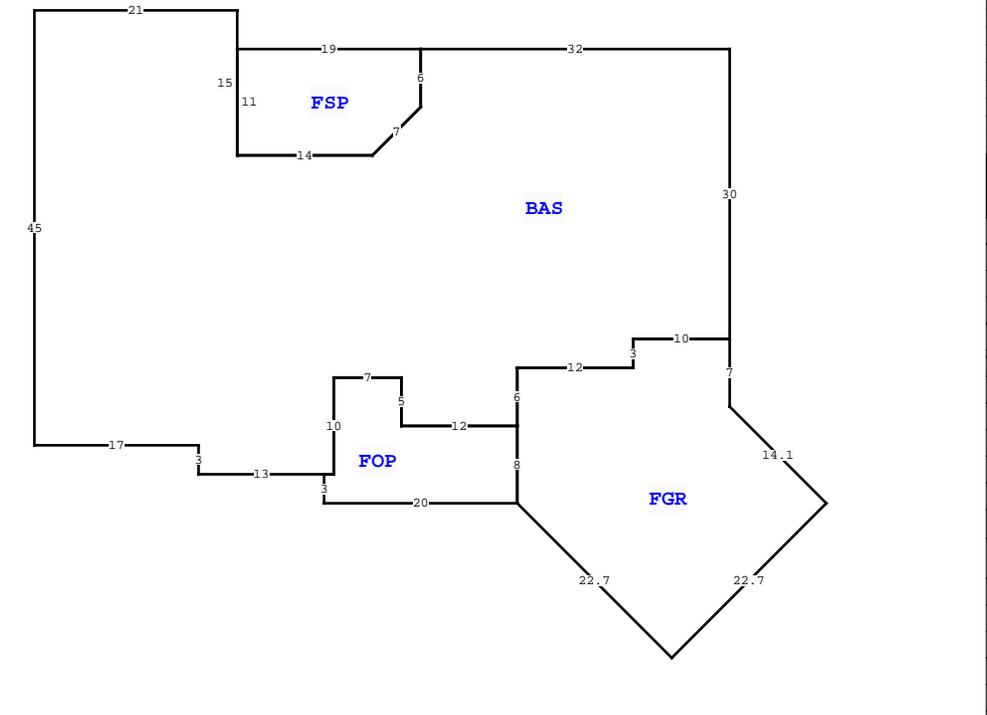


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	04	CENTRAL 100
Heating Type	03	AIR DUCTED 100
Bedrooms	4	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%	- 2019		Heated Area: 2603		HX Base Yr 2019				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,603	100		2,603	254,323
FGR	644	55		354	34,587
FOP	190	30		57	5,569
FSP	197	40		79	7,719
TOTALS	3,634			3,093	302,199

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	1.50	1.50	100	2000	2000	3	100	2,922	
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2001	2001	3	40	14,336	
3	0282	POOL ENCL	0	100	44	43	UT	15.00	15.00	100	2001	2001	3	40	11,352	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
5	0294	SHED WOOD/	0	100	12	20	UT	18.00	18.00	100	2025	2024		100	4,320	

TOTAL OB/XF									
34,130									

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

TOTAL OB/XF									
34,130									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			302,199
TOTAL MARKET OB/XF VALUE			34,130
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			371,329
SOH/AGL Deduction			109,791
ASSESSED VALUE			261,538
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			210,127
TOTAL JUST VALUE			371,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051648	Storage Building	12,078	11/26/2024
000051183	Right-of-Way Acce		10/21/2024
000044213	Roof Replacement	22,258	04/18/2022
18164	POOL	100	04/13/2001
17005	SFR	410	05/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/1447	3/18/2026	WD	U	I	11	100
GRANTOR: LEWIS G GORDON						
GRANTEE: LEWIS G GORDON						
1369/1148	9/14/2018	WD	Q	I	01	300,000
GRANTOR: DAVID & DONNA SAWYER						
GRANTEE: G GORDON LEWIS & RA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W32 FSP= W19 S11 E14 R5 U5 N6\$ S6 D5 L5 W14 N15 W21 S45 E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1\$ E1 N10 E7 S5 E12 FGR= S8 D16 R16 R16 U16 U10 L10 N7 W10 S3 W12 S6\$ N6 E12 N3 E10 N30\$.									