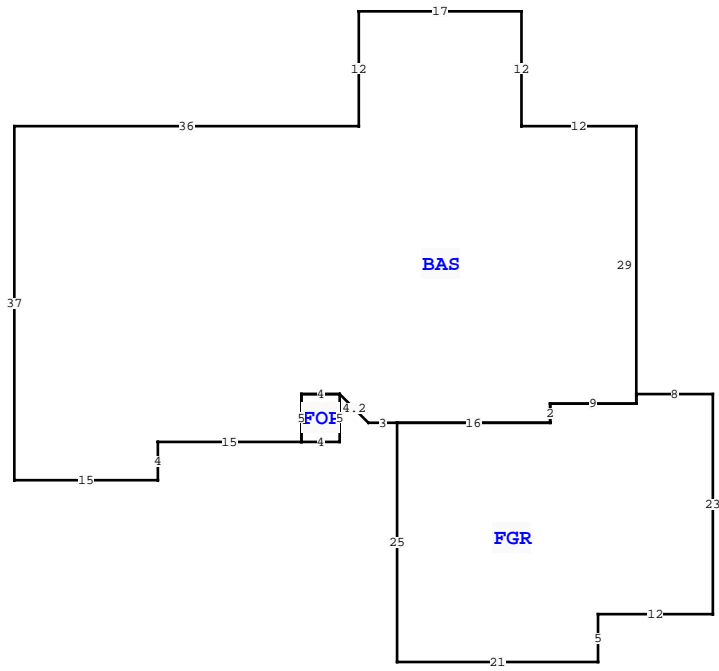


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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	10416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,305	100	
FGR	807	55	
FOP	20	30	
TOTALS	3,132		
		2,755	213,059

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%	- 2025									Heated Area: 2305 HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,059
TOTAL MARKET OB/XF VALUE			9,624
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			257,683
SOH/AGL Deduction			0
ASSESSED VALUE			257,683
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			206,272
TOTAL JUST VALUE			257,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053332	Generator		06/06/2025
000052870	Roof Replacement	25,139	04/10/2025
11678	SFR	360	09/23/1996
10801	SFR	360	02/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/0382	1/22/1998	WD	Q	I		134,900
GRANTOR: JOHNSON						
GRANTEE: RIOUX						
0829/0883	8/08/1996	WD	U	V	35	31,000
GRANTOR: LOID & DOROTHY BAILEY						
GRANTEE: JOHNS S & PATRICIA						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	2,616.00	UT	1.50	1.50	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	

TOTAL OB/XF										9,624
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/03/2025			MLU				

BUILDING NOTES									
BAS= W12 N12 W17 S12 W36 S37 E15 N4 E15 FOP= E4 N5 W4 S5\$ N5 E4 D3 R3 E3 FGR= S25 E21 N5 E12 N23 W8 S1 W9 S2 W16\$ E16 N2 E9 N29\$.									

BUILDING DIMENSIONS									
BAS= W12 N12 W17 S12 W36 S37 E15 N4 E15 FOP= E4 N5 W4 S5\$ N5 E4 D3 R3 E3 FGR= S25 E21 N5 E12 N23 W8 S1 W9 S2 W16\$ E16 N2 E9 N29\$.									

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							