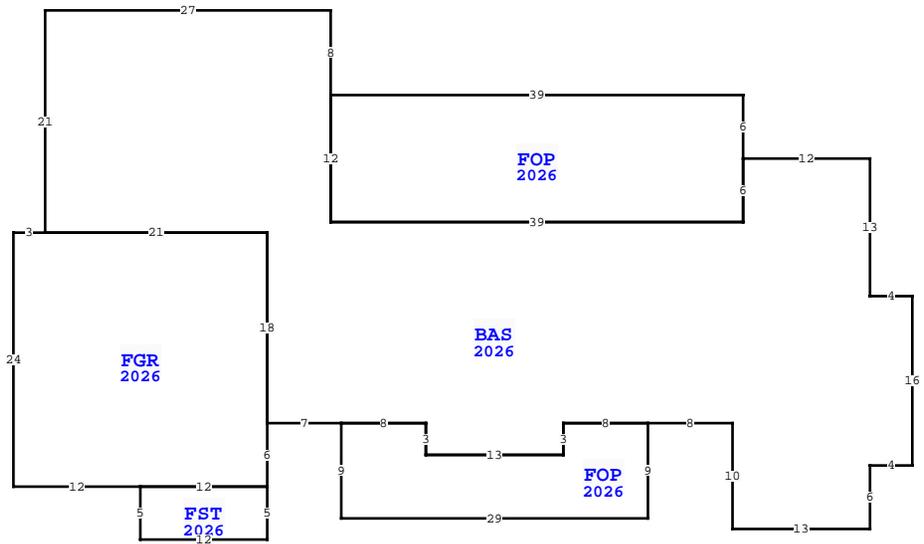


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	06

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%	- 2026								
					Heated Area: 1949						
						HX Base Yr 2026					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	2026	1,949	262,920
FGR	576	55	2026	317	42,763
FOP	222	30	2026	67	9,038
FOP	468	30	2026	140	18,886
FST	60	55	2026	33	4,452
TOTALS	3,275			2,506	338,059

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
1	0030	BARN,MT	0	100	0
2	0166	CONC,PAVMT	0	100	0

TOTAL OB/XF																
L	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	0030	BARN,MT	0	100	0	1.00	UT	18,000.00	18,000.00	100	2026	2025		100	18,000	
2	0166	CONC,PAVMT	0	100	0	3,250.00	UT	3.50	3.50	100	2026	2025		100	11,375	
TOTALS																

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		338,059	
TOTAL MARKET OB/XF VALUE		29,375	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		402,434	
SOH/AGL Deduction		96,311	
ASSESSED VALUE		306,123	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		254,712	
TOTAL JUST VALUE		402,434	
NCON VALUE		367,434	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		35,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050890	Storage Building	30,000	12/16/2024
000050891	New Residential C	200,000	11/01/2024
000050634	Right-of-Way Acce		08/22/2024
9473	SFR	320	03/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/54	10/11/2023	WD Q	Q	V	01	52,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: LIPPI PAUL						
1488/572	3/16/2023	WD U	V	11		100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=130,20] W12 S6 W39 N12 N8 W27 S21 E21 S18 E7 E8 S3 E13 N3 E8 E8 S10 E13 N6 E4 N16 W4 N13 \$	
FOP=[YR=2026;ORIG=118,14] W39 S12 E39 N6 N6 \$	
FGR=[YR=2026;ORIG=73,27] W21 W3 S24 E12 E12 N6 N18 \$	
FST=[YR=2026;ORIG=73,51] W12 S5 E12 N5 \$	
FOP=[YR=2026;ORIG=109,45] W8 S3 W13 N3 W8 S9 E29 N9 \$	