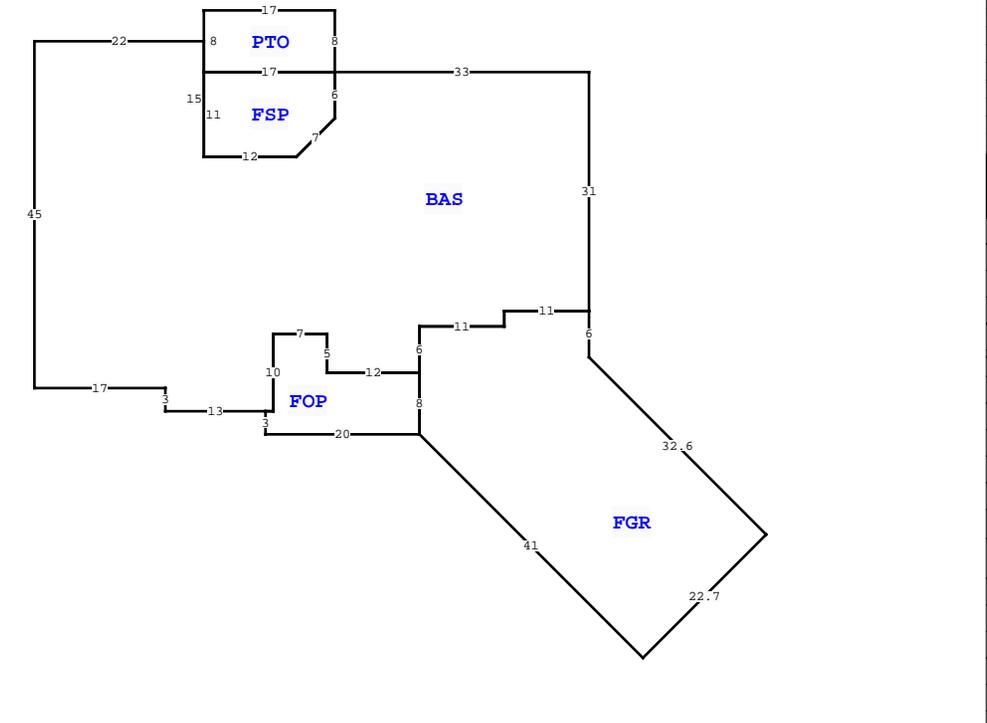


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,350	121.1133	135.65	454,428	2003	2003	0	0	0	22.00	78.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2637 HX Base Yr 2022														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,637	100		2,637	279,013
FGR	1,052	55		579	61,262
FOP	190	30		57	6,031
FSP	175	40		70	7,407
PTO	136	5		7	741
<b>TOTALS</b>	<b>4,190</b>			<b>3,350</b>	<b>354,454</b>

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,694.00	UT	2.00	2.00	100	2003	2003	3	100	5,388	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
4	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

TOTAL OB/XF													
9,188													

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													
9,188													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			354,454
TOTAL MARKET OB/XF VALUE			9,188
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			398,642
SOH/AGL Deduction			62,151
ASSESSED VALUE			336,491
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			285,080
TOTAL JUST VALUE			398,642
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043099	Roof Replacement	22,600	11/03/2021
20089	SFR	455	10/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1601	2/27/2023	LE	U	I	14	100
GRANTOR: TRIVISON MICHAEL ANGE						
GRANTEE: TRIVISON MICHAEL A						
1439/513	6/03/2021	WD	Q	I	01	340,000
GRANTOR: RITZMANN LAWANA W						
GRANTEE: TRIVISON MICHAEL A						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W33 PTO= N8 W17 S8 E17\$ FSP= W17 S11 E12 R5 U5 N6\$ S6 D5 L5 W12 N15 W22 S45 E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1\$ E1 N10 E7 S5 E12 FGR= S8 D29 R29 R16 U16 U23 L23 N6 W11 S2 W11 S6\$ N6 E11 N2 E11 N31\$.													