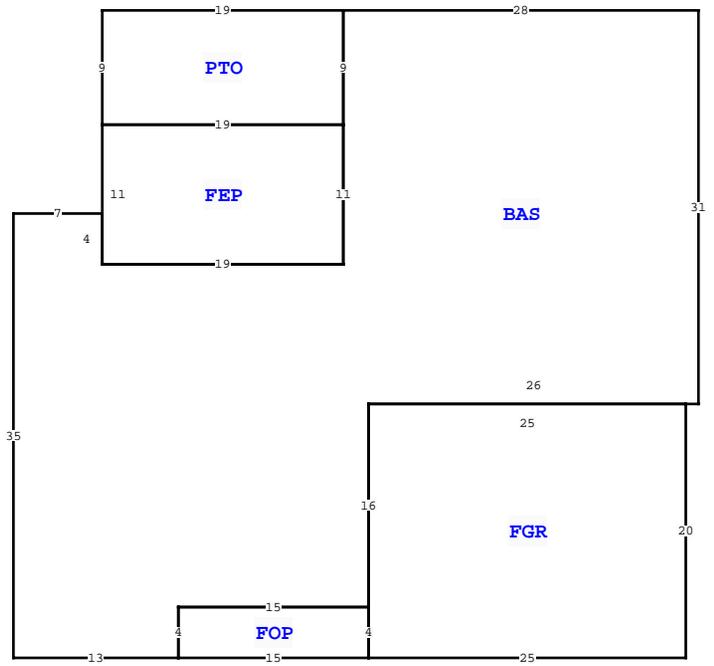


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.1	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
0100	01	2,151	123.5520	140.85	302,968	1992	1992	0	0	33.00	67.00
1 SINGLE FAM 100% - 2024 Heated Area: 1682 HX Base Yr 2024											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100		1,682	158,730
FEP	209	80		167	15,760
FGR	500	55		275	25,952
FOP	60	30		18	1,698
PTO	171	5		9	850
<b>TOTALS</b>	<b>2,622</b>			<b>2,151</b>	<b>202,989</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		202,989	
TOTAL MARKET OB/XF VALUE		7,353	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		245,342	
SOH/AGL Deduction		2,391	
ASSESSED VALUE		242,951	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		191,540	
TOTAL JUST VALUE		245,342	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31366	MAINT/ALTR	105	08/20/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/221	3/19/2021	WD Q	Q	I	01	238,000
GRANTOR: COMPTON DARRELL R & S						
GRANTEE: KOEHLER JAPHETH						
1317/2378	6/27/2016	WD Q	Q	I	01	140,000
GRANTOR: SARAH C EGNATOVICH						
GRANTEE: DARRELL R & SANDRA						

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	16	90	UT	1.40	1.40	100	0	0	3	100	2,016	
2	0166	CONC, PAVMT	0	100	3	45	UT	1.40	1.40	100	0	0	3	100	189	
3	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	12	12	UT	7.50	7.50	60	1993	1993	3	60	648	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	

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											
7,353											