

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Story Height	8 100				
RMS	0 100				
Stories	1. 1. 100				
Units	2 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0800MULTI-FAM <10				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	10417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100		1,096	54,487
BAS	1,096	100		1,096	54,487
FGR	264	55		145	7,209
FGR	264	55		145	7,209
FOP	48	30		14	696
FOP	48	30		14	696
PTO	120	5		6	298
PTO	120	5		6	298
TOTALS	3,056			2,522	125,380

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	2,522	103.8960	90.39	227,964	1995	1995	0	0	45.00	55.00

1 DUPLEX 0% - 2021 Heated Area: 2192 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			125,380
TOTAL MARKET OB/XF VALUE			4,476
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			164,856
SOH/AGL Deduction			288
ASSESSED VALUE			164,568
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			164,568
TOTAL JUST VALUE			164,856
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,312

LAND:1:1: 27,099.2 SF (0.62 AC)
SALE:1:1: LOT 4 FAWNROOK S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/0996	6/11/2020	WD	Q	I	05	700,000
GRANTOR: BARBRA J HUBBAR						
GRANTEE: ALLEN & HEATHER MAR						
0800/2392	1/05/1995	WD	Q	V		7,000
GRANTOR: LENVIL H DICKS						
GRANTEE: WILLIAM A & BARBRA						

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	0	0	2,984.00	UT	1.50	1.50	100	1995	1995	3	100	4,476	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W10 PTO= N10 W12 S10 E12\$ W30 S34 E16 FOP= S4 E12 N4 W12\$ E12 FGR= E12 N22 W12 S22\$ N22 E12 N12\$ BAS= S12 FGR= S22 E12 N22 W12\$ E12 S22FOP= S4 E12 N4 W12\$ E28 N34 W18 PTO= N10 W12 S10 E12\$ W22\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 4,476																								
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	0800	C	MULTI-FAM	0		RMF-1100.00	200.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							