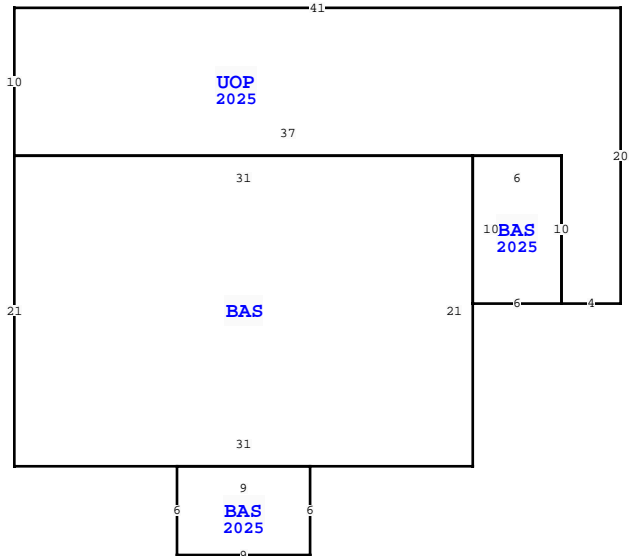


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	0 0 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	02 02 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	11215.010 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	651 100
BAS	54 100 2025
BAS	60 100 2025
UOP	450 20 2025
UST	60 45
TOTALS	1,275 882 176,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SFR PILING	0%	- 2026									
Heated Area: 765											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,156
TOTAL MARKET OB/XF VALUE			12,680
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			203,836
SOH/AGL Deduction			0
ASSESSED VALUE			203,836
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,836
TOTAL JUST VALUE			203,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2088	8/22/2025	WD	Q	I	01	305,000
GRANTOR: FIPPINGER ERIC K						
GRANTEE: PENNINGTON DAVID						
1514/2176	5/17/2024	WD	Q	I	03	330,000
GRANTOR: GLASS DEAN MICHAEL						
GRANTEE: FIPPINGER ERIC K						

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	1,800.00	UT	3.00	3.00	100	2015	2015	3	100	5,400	
2	0296	SHED METAL	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
3	0084	DOCK-RIVER	0	0	10	1.00	UT	4,000.00	4,000.00	100	2025	2024		82	3,280	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
5	9910	RV SITE/RE	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

TOTAL OB/XF												12,680				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026 MLU										

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=-7,-10] W31 S21 E31 N21 \$											
UOP=[YR=2025;ORIG=-38,-20] E41 S20 W4 N10 W37 N10 \$											
UST=[ORIG=20,-21] N6 W10 S6 E10 \$											
BAS=[YR=2025;ORIG=-7,-10] E6 S10 W6 N10 \$											
BAS=[YR=2025;ORIG=-18,11] S6 W9 N6 E9 \$											

LAND DESCRIPTION												TOTAL OB/XF												12,680				
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	0132	C	SFR RIVER	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	12,000.00	15,000.00	15,000											