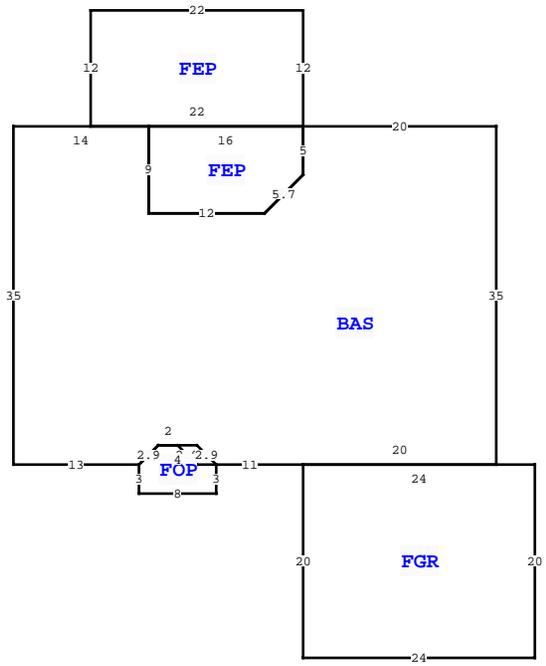


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,606	100	
FEP	136	80	
FEP	264	80	
FGR	480	55	
FOP	36	30	
TOTALS	2,522		

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%	- 2025		Heated Area: 1606					HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,490
TOTAL MARKET OB/XF VALUE			6,397
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			256,887
SOH/AGL Deduction			149,644
ASSESSED VALUE			107,243
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			55,832
TOTAL JUST VALUE			256,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1509	10/15/2024	WD	Q	I	01	299,000
GRANTOR: HANSCOM NORA C						
GRANTEE: HOLSAPPLE JAMES RHO						
1476/296	9/23/2022	WD	Q	I	01	285,000
GRANTOR: CONRAD DAVID R						
GRANTEE: HANSCOM JOHN E						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	861.00
2	0180	FPLC 1STRY	0 100	0 0	1.00
3	0258	PATIO	0 100	9 12	108.00
4	0294	SHED WOOD/	0 100	10 12	120.00
5	0120	CLFENCE 4	0 100	0 0	430.00

TOTAL OB/XF												6,397			
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	0 0	861.00	UT	1.50	1.50	100	1995	1995	3	100	1,292	
2	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0258	PATIO	0 100	9 12	108.00	UT	2.50	2.50	100	1995	1995	3	100	270	
4	0294	SHED WOOD/	0 100	10 12	120.00	UT	7.50	7.50	100	1995	1995	3	100	900	
5	0120	CLFENCE 4	0 100	0 0	430.00	UT	4.50	4.50	100	1995	1995	3	100	1,935	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W20 S5 D4L4 W12 N9 W14 S35 E13 U2R2 E2 D2R2 E11 E20 N35 \$			
FGR=[ORIG=-20,35] S20 E24 N20 W24 \$			
FEP=[ORIG=-20,0] N12 W22 S12 E22 \$			
FEP=[ORIG=-20,0] W16 S9 E12 U4R4 N5 \$			
FOP=[ORIG=-37,35] S3 E8 N3 U2L2 W4 D2L2 \$			

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							