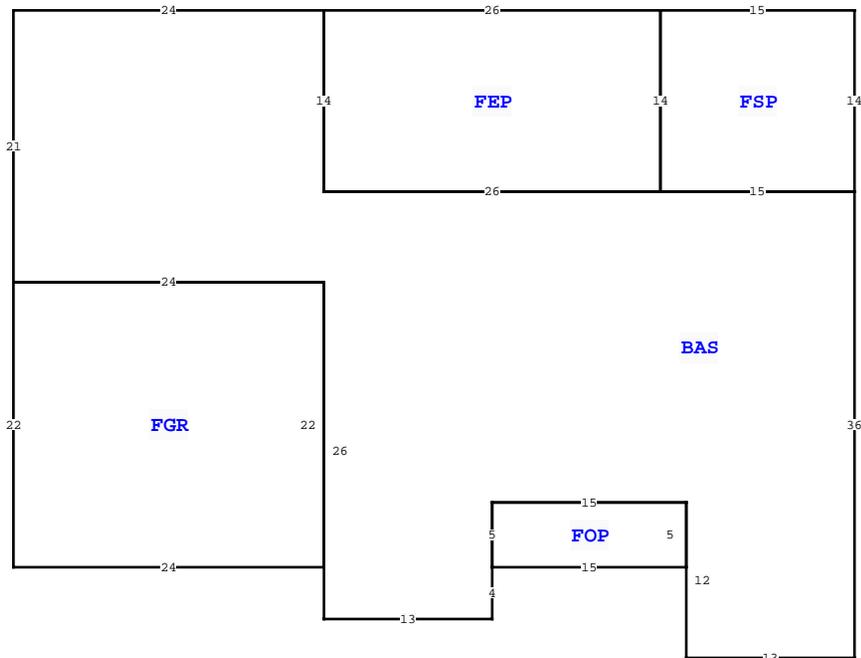


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

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%	- 2017								
Heated Area: 1761						HX Base Yr 2017					



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100		1,761	169,730
FEP	364	80		291	28,047
FGR	528	55		290	27,951
FOP	75	30		22	2,120
FSP	210	40		84	8,096
TOTALS	2,938			2,448	235,944

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	235,944	
TOTAL MARKET OB/XF VALUE	46,727	
TOTAL LAND VALUE - MARKET	38,500	
TOTAL MARKET VALUE	321,171	
SOH/AGL Deduction	108,846	
ASSESSED VALUE	212,325	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	160,914	
TOTAL JUST VALUE	321,171	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	325,930	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051831	Roof Replacement	24,520	12/13/2024
27727	POOL	200	04/06/2009
18337	GARAGE	85	05/31/2001
17048	SFR	285	06/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0546	2/16/2016	WD Q	Q	I	01	212,000
GRANTOR: JOHN K & RHONDA EVANS						
GRANTEE: ALLISON L & AMY BAS						
1143/2788	2/22/2008	WD Q	Q	I		206,500
GRANTOR: DONALD C & CREAU MURP						
GRANTEE: JOHN K & RHONDA EVA						

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	0120	CLFENCE 4	0	100	16	8	128.00	UT	2.50	2.50	100	2000	2000	3	100	320	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1,857.00	UT	1.50	1.50	100	2000	2000	3	100	2,786	
4	0031	BARN,MT AE	0	100	20	50	1,000.00	UT	12.00	12.00	100	2001	2001	3	100	12,000	
5	0169	FENCE/WOOD	0	100	0	0	36.00	UT	18.00	18.00	100	2009	2009	3	100	648	
6	0296	SHED METAL	0	100	10	14	140.00	UT	11.00	11.00	70	2009	2009	3	70	1,078	
7	0080	DECKING	0	100	12	20	240.00	UT	7.50	7.50	100	2009	2009	3	100	1,800	
8	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2009	2009	3	61	24,595	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,700	

TOTAL OB/XF																								
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	1.10	35,000.00	38,500.00	38,500							

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

TOTAL OB/XF																								
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	1.10	35,000.00	38,500.00	38,500							

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING DIMENSIONS											
BAS= W24 S21 FGR= S22 E24 N22 W24\$ E24 S26 E13 N4 FOP= E15 N5 W15 S5\$ N5 E15 S12 E13 N36 FSP= N14 W15 S14 E15\$ W15 FEP= N14 W26 S14 E26\$ W26 N14\$.											