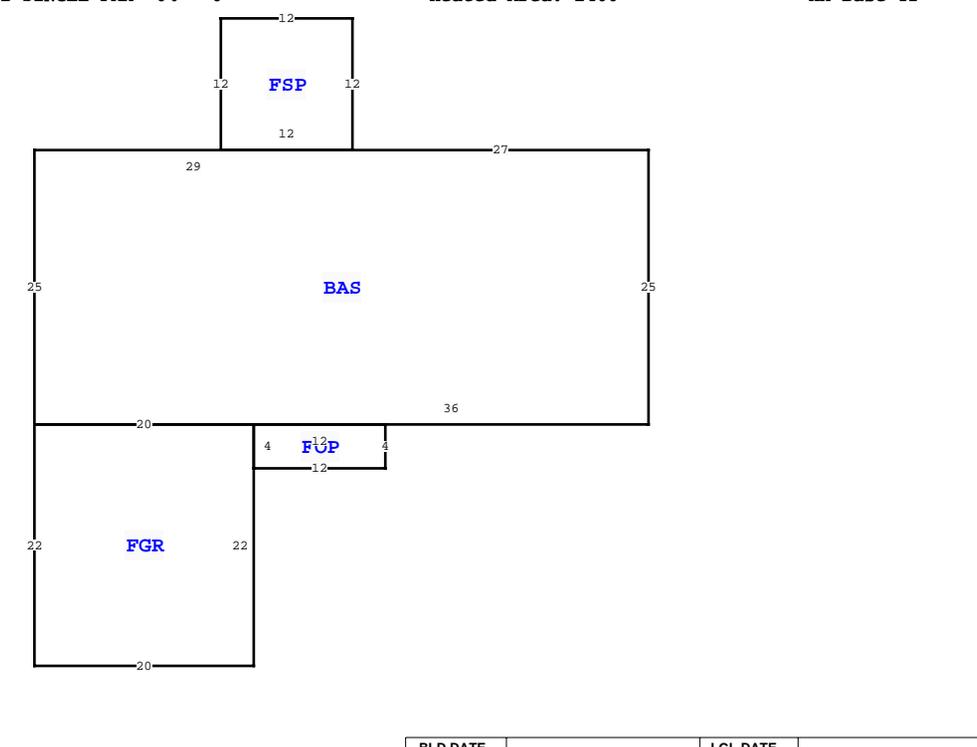




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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		
0100	01	1,714	120.7800	137.69	236,001	1993	1993	0	0	32.80	67.20		
1 SINGLE FAM			0% - 0	Heated Area: 1400				HX Base Yr					



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	129,539
FGR	440	55		242	22,392
FOP	48	30		14	1,296
FSP	144	40		58	5,367
<b>TOTALS</b>	<b>2,032</b>			<b>1,714</b>	<b>158,593</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,593	
TOTAL MARKET OB/XF VALUE		3,503	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		197,096	
SOH/AGL Deduction		0	
ASSESSED VALUE		197,096	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,096	
TOTAL JUST VALUE		197,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6366	SFR	34,000	09/01/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/2742	10/22/2002	WD	Q	I		99,000
GRANTOR: DELORES KELLY						
GRANTEE: ROBERT NIKOLAI						
0951/2328	4/16/2002	WD	Q	I	06	100
GRANTOR: DELORES KELLY						
GRANTEE: REVOCABLE INTER VIV						

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	0	1,288.00	UT	1.40	1.40	100	0	0	3	100	1,803	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

TOTAL OB/XF									
3,503									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W27 FSP= N12 W12 S12 E12\$ W29 S25 FGR= S22 E20 N22 W20\$ E20 FOP= S4 E12 N4 W12\$ E36 N25\$.									

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							