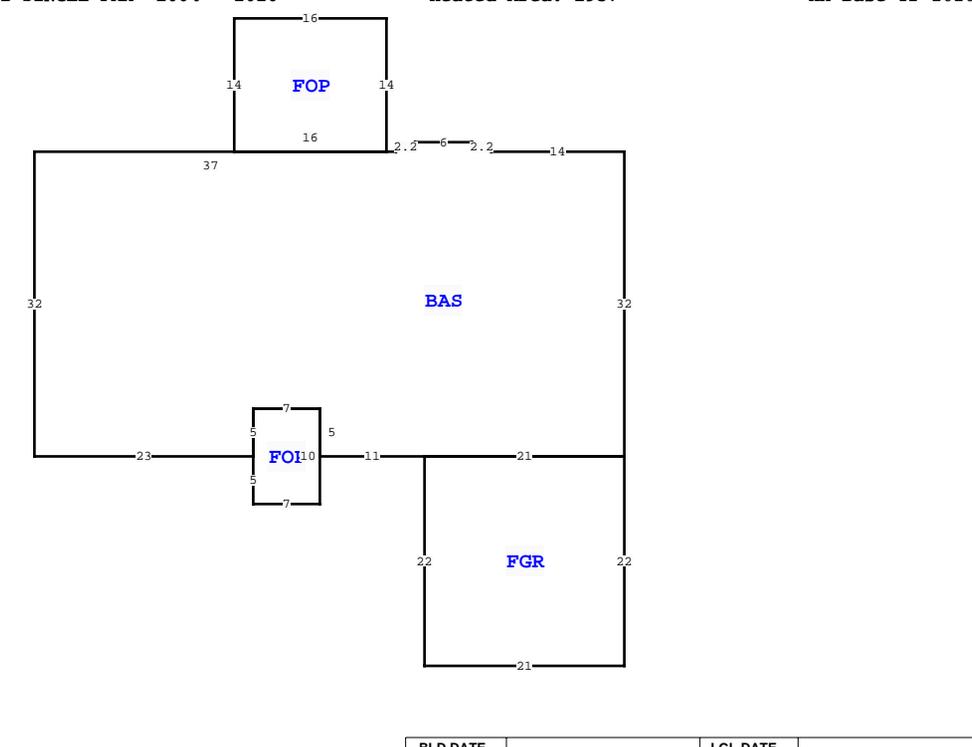


MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

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 Floor	14	CARPET 90
Interior Floor	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
Architectural	05	CONV 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,299	117.0256	133.41	306,710	2008	2008	0	0	17.00	83.00



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	11416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,957	100		1,957	216,699
FGR	462	55		254	28,125
FOP	70	30		21	2,326
FOP	224	30		67	7,419
TOTALS	2,713			2,299	254,569

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,569
TOTAL MARKET OB/XF VALUE		7,610
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,179
SOH/AGL Deduction		0
ASSESSED VALUE		297,179
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		240,768
TOTAL JUST VALUE		297,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25304	SFR	601	12/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1077	7/12/2016	WD Q	Q	I	01	195,000
GRANTOR: KENNETH P & JACQUELIN						
GRANTEE: JAMES J & NANCY A L						
1148/1198	4/16/2008	WD Q	Q	I		215,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: KENNETH P & JACQUEL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W14 L2 U1 W6 D1 L2 W1 FOP= N14 W16 S14 E16\$ W37 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E21 N22 W21\$ E21 N32\$.	

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	1,350.00	UT	3.00	3.00	100	2008	2008	3	100	4,050	
2	0169	FENCE/WOOD	0	100	0	243.00	UT	13.50	13.50	75	2009	2009	3	75	2,460	
3	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION		TOTAL OB/XF 7,610																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							