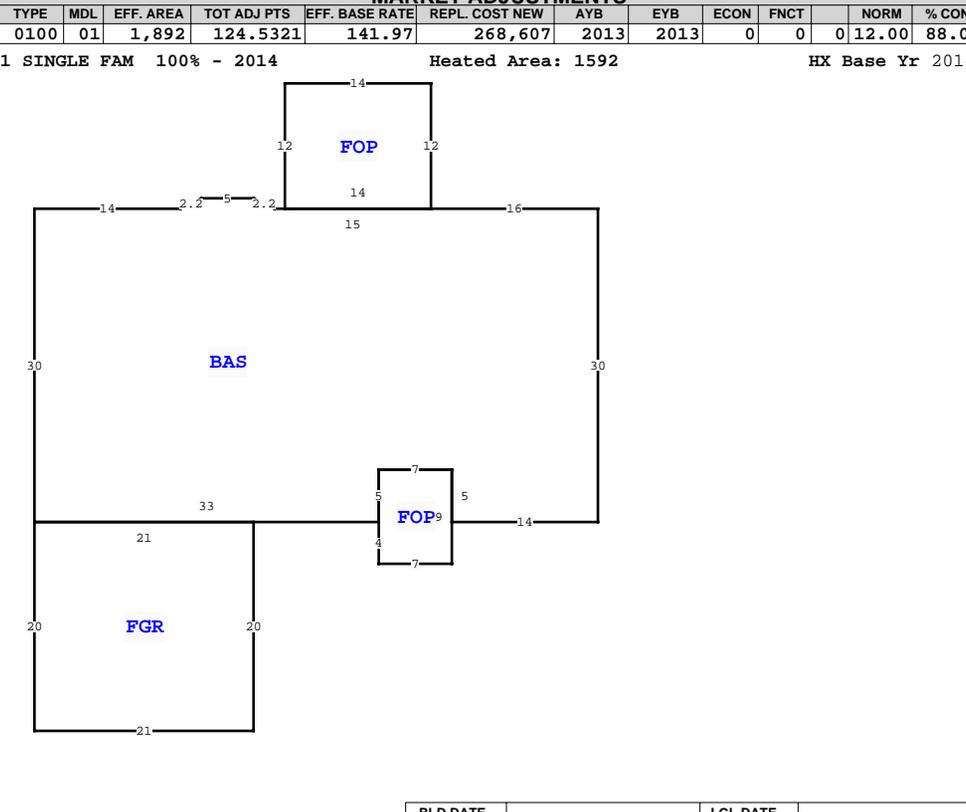


MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	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	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
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	1,592	100		1,592	198,894
FGR	420	55		231	28,860
FOP	63	30		19	2,373
FOP	168	30		50	6,247
TOTALS	2,243			1,892	236,374



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,374
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		274,014
SOH/AGL Deduction		106,576
ASSESSED VALUE		167,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,027
TOTAL JUST VALUE		274,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30871	SFR	697	03/25/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/386	3/25/2023	QC	U	I	11	100
GRANTOR: BROWN JOHN R						
GRANTEE: THE JOHN AND RHONDA						
1264/0876	11/04/2013	WD	Q	I	01	166,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: JOHN R & RHONDA H B						

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

BUILDING DIMENSIONS	
BAS= W16 FOP= N12 W14 S12 E14\$ W15 L2 U1 W5 D1 L2 W14 S30	
FGR= S20 E21 N20 W21\$ E33 FOP= S4 E7 N9 W7 S5\$ N5 E7 S5 E14 N30\$.	

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	920.00	UT	2.00	2.00	100	2013	2013	3	100	1,840	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
TOTAL OB/XF 2,640																

LAND DESCRIPTION		TOTAL OB/XF 2,640																						
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							