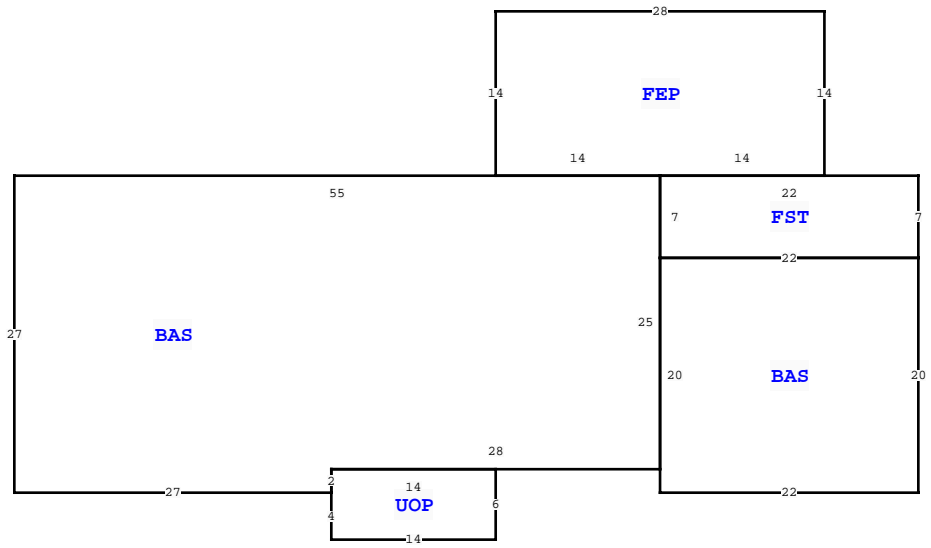


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	N/A 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				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	11516.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	35,724
BAS	1,429	100		1,429	116,022
FEP	392	80		314	25,494
FST	154	55		85	6,901
UOP	84	20		17	1,380
TOTALS	2,499			2,285	185,522

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%	- 2006								
			Heated Area: 1869				HX Base Yr 2006				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,522
TOTAL MARKET OB/XF VALUE			14,190
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			259,712
SOH/AGL Deduction			98,369
ASSESSED VALUE			161,343
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			109,932
TOTAL JUST VALUE			259,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,712
SALE:1:1: 5 ACRES WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054360	Electrical Servic		10/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/271	4/27/2026	WD	U	I	11	0
GRANTOR: WELLS JAMES A JR						
GRANTEE: WELLS JAMES A AND C						
1320/2694	8/24/2016	QC	U	I	11	100
GRANTOR: JAMES A WELLS JR & HE						
GRANTEE: JAMES A WELLS JR						

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	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	100	0	0	3	100	3,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0263	PRCH, USP	0	100	10	24	240.00	UT	3.00	75	1993	1993	3	75	540	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	500	
6	0080	DECKING	0	100	0	0	1.00	UT	700.00	50	2009	2009	3	50	350	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,600	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
TOTAL OB/XF															14,190	

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		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							