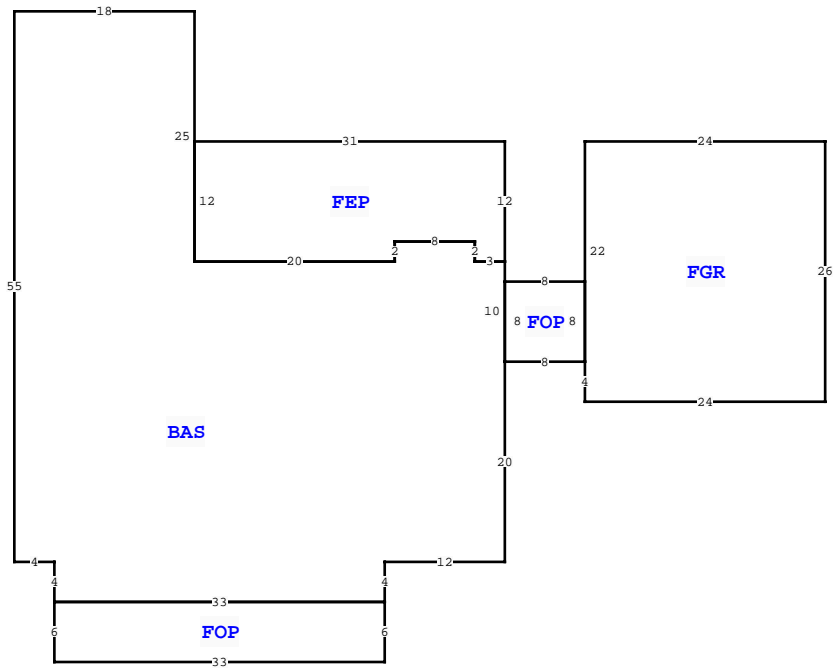




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	02 02 100				
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	2,068	100		2,068	141,786
FEP	356	80		285	19,540
FGR	624	55		343	23,517
FOP	64	30		19	1,303
FOP	198	30		59	4,045
TOTALS	3,310			2,774	190,191

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%	2007		292,602	1990	1990	0	0	35.00	65.00
Heated Area: 2068 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			190,191
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			257,391
SOH/AGL Deduction			105,344
ASSESSED VALUE			152,047
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			95,636
TOTAL JUST VALUE			257,391
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041843	Roof Replacement	37,720	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
476/636	8/30/2022	LE U		I	14	100
GRANTOR: WELLS JAMES A						
GRANTEE: WELLS JAMES A (ENH)						
1089/2036	7/07/2006	WD Q		I		175,000
GRANTOR: BOSTWICK						
GRANTEE: WELLS						

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	0021	BARN,FR AE	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	100	20	2,000.00	UT	1.50	1.50	50	1993	1993	3	50	1,500	
3	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	50	2009	2009	3	50	1,000	
4	0070	CARPORT UF	0	100	25	600.00	UT	1.50	1.50	100	2009	2009	3	100	900	
5	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
TOTALS																

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							