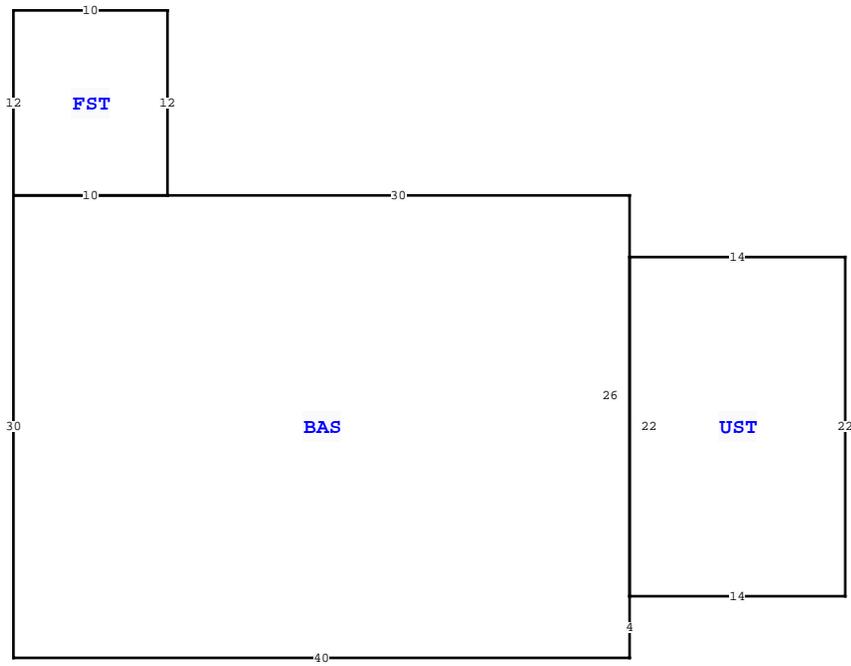




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Air Condition		N/A	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		1	100
Frame	02	WOOD FRAME	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	02
NEIGHBORHOOD/LOC	11517.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
FST	120	55	
UST	308	45	
TOTALS	1,628		
TOTALS			1,405
TOTALS			22,592

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	100%	- 2009		33,720	2000	2000	0	0	33.00	67.00
Heated Area: 1200						HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			288,764
TOTAL MARKET OB/XF VALUE			2,604
TOTAL LAND VALUE - MARKET			65,780
TOTAL MARKET VALUE			357,148
SOH/AGL Deduction			125,506
ASSESSED VALUE			231,642
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			180,231
TOTAL JUST VALUE			357,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,043
SALE: 2:1: 10 AC			
SALE: 1:1: 5 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24050	SFR	585	01/19/2006
19270	SFR	289	03/27/2002
17207	STORAGE	75	07/13/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/2053	7/29/2008	WD	Q	I		230,000
GRANTOR: ALAN FRIEND & BONNIE						
1042/0784	3/31/2005	WD	Q	I		67,500
GRANTOR: CHARLES A PEELER JR						
GRANTEE: ALAN FRIEND						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	0	752.00	UT	2.00	2.00	100	2002	2002
2	0166	CONC, PAVMT	0	100	0	0	440.00	UT	2.50	2.50	100	2006	2006

TOTAL OB/XF											
2,604											
BLD DATE		LGL DATE	05/06/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											
GRANTEE: ALAN FRIEND											

BUILDING DIMENSIONS											
BAS= W30 FST= N12 W10 S12 E10\$ W10 S30 E40 N4 UST= E14 N22 W14 S22\$ N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

