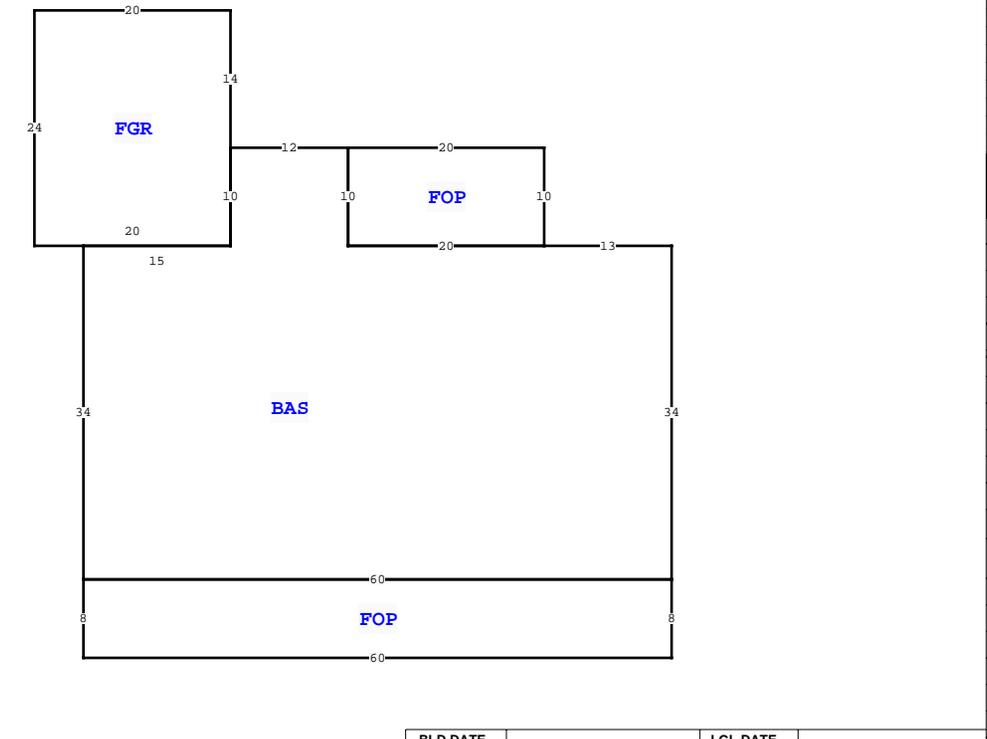


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100% - 2011										Heated Area: 2160	HX Base Yr 2011



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	207,117
FGR	480	55		264	25,314
FOP	200	30		60	5,753
FOP	480	30		144	13,808
TOTALS	3,320			2,628	251,992

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		251,992	
TOTAL MARKET OB/XF VALUE		8,000	
TOTAL LAND VALUE - MARKET		39,040	
TOTAL MARKET VALUE		299,032	
SOH/AGL Deduction		100,606	
ASSESSED VALUE		198,426	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		147,015	
TOTAL JUST VALUE		299,032	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042235	Roof Replacement	23,500	06/29/2021
23128	SFR	628	05/11/2005
16367	REMODEL	50	12/03/1999
15313	M H	125	03/26/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0613	9/09/2010	WD	Q	I	01	168,100
GRANTOR: BRIAN S RIX						
GRANTEE: JOHN W CULP JR & TA						
1178/1306	5/01/2009	WD	U	I	11	100
GRANTOR: CORINA R RIX (DIVORCE)						
GRANTEE: BRIAN S RIX						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1999	1999	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF										8,000						
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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FOP= N10 W20 S10 E20\$ W20 N10 W12 FGR= N14 W20 S24 E20 N10\$ S10 W15 S34 FOP= S8 E60 N8 W60\$ E60 N34\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,000									
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			0.00	0.00	1.44	AC		1.00	1.00	1.00	16,000.00	16,000.00	23,040												
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000												