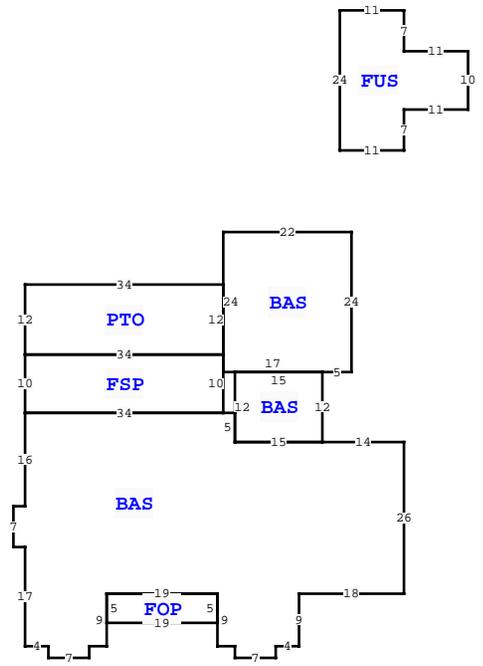




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	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	01
NEIGHBORHOOD/LOC	12315.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	180	100	
BAS	528	100	
BAS	2,164	100	
FOP	95	30	
FSP	340	40	
FUS	374	100	
PTO	408	5	
TOTALS	4,089		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,430	119.2052	135.89	466,103	1991	1991	0	0	35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 3246 HX Base Yr 1997											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		302,967	
TOTAL MARKET OB/XF VALUE		41,512	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		404,479	
SOH/AGL Deduction		160,995	
ASSESSED VALUE		243,484	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		192,073	
TOTAL JUST VALUE		404,479	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,984	

SALE:2:1: LOT 6, BLK A, OAKHAVEN  
SALE:1:1: LOT 6 BLK A OAKHAVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049575	Electrical Servic	0	04/09/2024
23086	POOL	140	05/02/2005
7592	SFR	52,000	09/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0905/1340	6/24/2000	QC	Q	I	01	100

GRANTOR: S FAIR HELMS  
GRANTEE: LAWRENCE HELMS (DIV  
0816/0809 1/19/1996 WD Q I 141,000  
GRANTOR: JACK A & KATHRYN CUTT  
GRANTEE: LAWRENCE A & S FAIR

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0 100	0 0	1.00 UT
2	0296	SHED METAL	0 100	10 16	160.00 UT
3	0166	CONC, PAVMT	0 100	3 137	411.00 UT
4	0166	CONC, PAVMT	0 100	20 22	440.00 UT
5	0280	POOL R/CON	0 100	18 30	540.00 UT
6	0282	POOL ENCL	0 100	30 48	1,440.00 UT
7	0070	CARPORT UF	0 100	0 0	1.00 UT
8	0252	LEAN-TO W/	0 100	0 0	1.00 UT
9	0070	CARPORT UF	0 100	0 0	1.00 UT
10	0104	GENERATOR	0 100	0 0	1.00 UT

TOTAL OB/XF															
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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0 100	10 16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0166	CONC, PAVMT	0 100	3 137	411.00	UT	1.30	1.30	100	1993	1993	3	100	534	
4	0166	CONC, PAVMT	0 100	20 22	440.00	UT	1.30	1.30	100	1993	1993	3	100	572	
5	0280	POOL R/CON	0 100	18 30	540.00	UT	70.00	70.00	100	2005	2005	3	47	17,766	
6	0282	POOL ENCL	0 100	30 48	1,440.00	UT	15.00	15.00	100	2005	2005	3	40	8,640	
7	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800	
8	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0070	CARPORT UF	0 100	0 0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
10	0104	GENERATOR	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
TOTALS												41,512			

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	DPTH 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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							