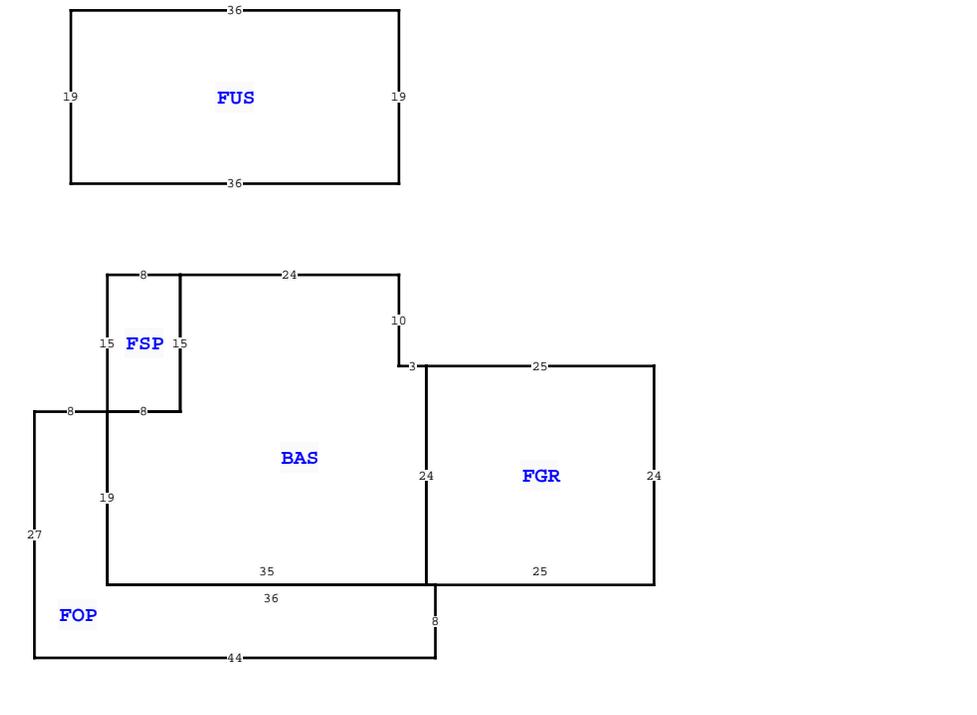


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectural Units	05 CONV 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/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,253	125.3221	142.87	321,886	1985	1985	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1995 Heated Area: 1724 HX Base Yr 1995														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	96,580
FGR	600	55		330	30,646
FOP	504	30		151	14,022
FSP	120	40		48	4,458
FUS	684	100		684	63,520
TOTALS	2,948			2,253	209,226

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC,PAVMT	0	100	0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/22/2026	MLU	

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	0166	CONC,PAVMT	0	100	0	0		0.00	100	0	0	3	100	400	

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
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			209,226
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			269,626
SOH/AGL Deduction			126,697
ASSESSED VALUE			142,929
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			91,518
TOTAL JUST VALUE			269,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053588	Roof Replacement	19,052	07/15/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/1001	5/09/1994	WD Q	Q	I		88,900
GRANTOR: JAMES E & GLENDA T GR						
GRANTEE: STEPHEN K & MICHELE						
0563/0277	4/01/1985	WD Q	Q	V		12,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[ORIG=0,0] W24 S15 W8 S19 E35 N24 W3 N10 \$																
FUS=[ORIG=0,-10] W36 N19 E36 S19 \$																
FGR=[ORIG=3,34] E25 N24 W25 S24 \$																
FOP=[ORIG=-32,15] W8 S27 E44 N8 W36 N19 \$																
FSP=[ORIG=-24,0] W8 S15 E8 N15 \$																