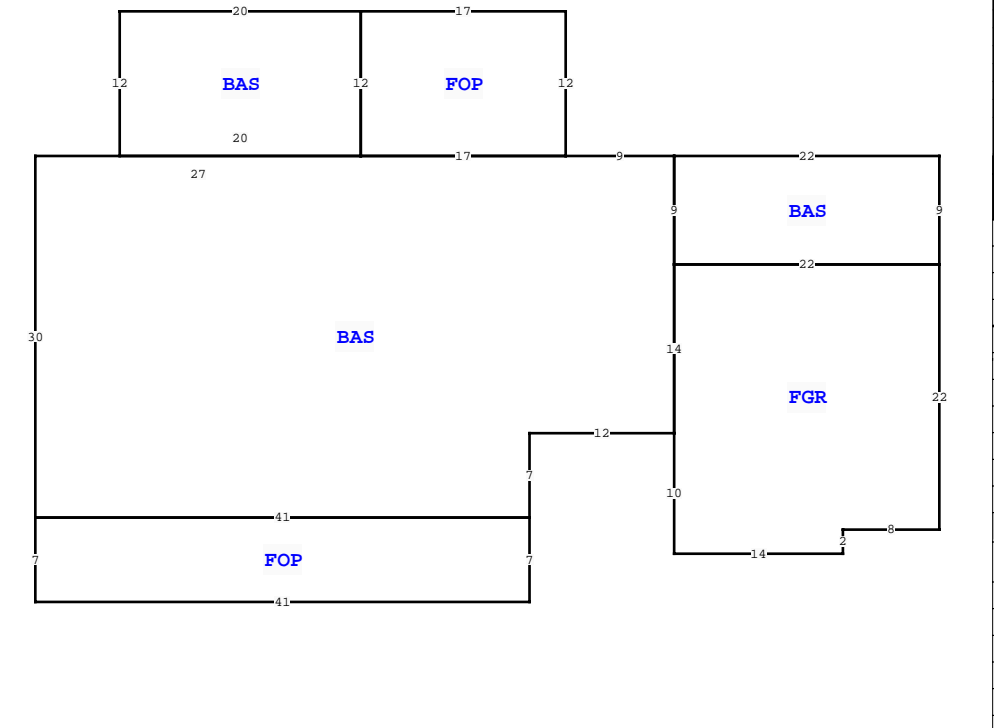


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 40
Interior Floor	13	LAM/VNLPLK 30
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,373	127.3041	142.58	338,342	1986	1986	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,922
TOTAL MARKET OB/XF VALUE			25,220
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			305,142
SOH/AGL Deduction			139,830
ASSESSED VALUE			165,312
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,901
TOTAL JUST VALUE			305,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,142

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		01		
NEIGHBORHOOD/LOC 12315.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	198	100		198	18,350
BAS	240	100		240	22,242
BAS	1,506	100		1,506	139,571
FGR	512	55		282	26,135
FOP	204	30		61	5,653
FOP	287	30		86	7,970
TOTALS	2,947			2,373	219,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053104	Roof Replacement	16,759	05/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/817	9/14/2023	WD Q	Q	I	01	439,000
GRANTOR: LAW BRUCE						
GRANTEE: HERNANDEZ MARIA A						
1449/20	9/30/2021	WD Q	Q	I	01	365,071
GRANTOR: TOWNSEND KENNY R						
GRANTEE: LAW BRUCE						

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	0180	FPLC 1STRY	0	100	0	0	UT	1.00	2,000.00	100	1986	1986	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1986	1986	3	100	520	
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0260	PAVEMENT-A	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	800	
5	0294	SHED WOOD/	0	100	20	24	UT	6.80	6.80	100	1993	1993	3	100	3,264	
6	0021	BARN, FR AE	0	100	10	60	UT	3.00	3.00	100	1993	1993	3	100	1,800	
7	0169	FENCE/WOOD	0	100	0	0	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W9 W17 W27 S30 E41 N7 E12 N14 N9 \$											
FGR=[ORIG=0,23] S10 E14 N2 E8 N22 W22 S14 \$											
FOP=[ORIG=-53,30] S7 E41 N7 W41 \$											
BAS=[ORIG=-26,0] N12 W20 S12 E20 \$											
FOP=[ORIG=-9,0] N12 W17 S12 E17 \$											
BAS=[DPR_YEAR=2021;ORIG=0,9] E22 N9 W22 S9 \$											

TOTAL OB/XF												25,220											
REVIEW DATE 06/10/2025 BY chuck Total Acres: 4.27 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/23/2026 BY SYS																							