

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	31 VINYL SID 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100		2,020	189,110
FEP	318	80		254	23,779
FGR	650	55		358	33,516
FOP	175	30		52	4,868
TOTALS	3,163			2,684	251,273

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1996		366,822	1995	1995	0	0	31.50	68.50
Heated Area: 2020 HX Base Yr 1996											

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			251,273
TOTAL MARKET OB/XF VALUE			2,385
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			313,658
SOH/AGL Deduction			120,268
ASSESSED VALUE			193,390
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			141,979
TOTAL JUST VALUE			313,658
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,510

SALE:1:1: WD REPLACING AGREEMENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
9542	SFR	305	03/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0802/0263	2/22/1995	WD	U	V	12	14,200
GRANTOR: ALBERT C SAUNDERS						
GRANTEE: JAMES L & LAURECE W						

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	0166	CONC, PAVMT	0	100	0	0	923.00	UT	1.50	1.50	100	1995	1995	3	100	1,385	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W6 FEP= N7 W34 N11 W7 S12 D6 R6 E2 /N3 / E8 D3 R3 E22\$ W22 L3 U3 W8 / S3/ W2 L6 U6 N12 W25 S3 W1 S10 E1 S8FGR= S26 E25 N26 W25\$ E25 S18E6 S11 E8 FOP= S7 E25 N7 W25\$E33 N32\$.											

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