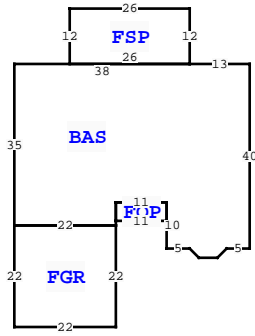
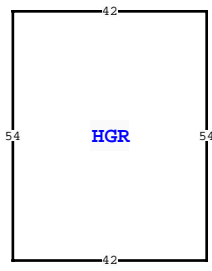


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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		
1	SINGLE FAM	0%	- 2025									Heated Area: 1832	HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100		1,832	179,376
FGR	484	55		266	26,044
FOP	44	30		13	1,273
FSP	312	40		125	12,239
HGR	2,268	45		1,021	99,969
TOTALS	4,940			3,257	318,900

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	0	20	42	UT	1.50	1.50	100	1996	1996	3	100	1,260	
2	0166	CONC,PAVMT	0	0	0	0	UT	1.50	1.50	100	1998	1998	3	100	3,698	

TOTAL OB/XF													
4,958													

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF													
4,958													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			318,900
TOTAL MARKET OB/XF VALUE			4,958
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			358,858
SOH/AGL Deduction			0
ASSESSED VALUE			358,858
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			358,858
TOTAL JUST VALUE			358,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041653	Roof Replacement	10,525	04/01/2021
000041654	Roof Replacement	12,160	04/01/2021
13563	SFR	290	01/27/1998
11384	GARAGE	180	07/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1177	7/30/2024	WD	Q	I	01	455,000
GRANTOR: VAN DUN EGIDIUS JAN						
GRANTEE: DAVIES DWIGHT						
1506/879	1/11/2024	WD	Q	I	01	300,000
GRANTOR: STRATTON KATHY P						
GRANTEE: VAN DUN EGIDIUS JAN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W13 FSP= N12 W26 S12 E26\$ W38 S35 FGR= S22 E22 N22W22\$ E22 N1 FOP= E11 N4 W11 S4\$ N4 E11 S10 E5 D2 R2 E4 R2 U2 E5 N40\$ PTR= N30 HGR= N54 W42 S54 E42\$ S30\$.													