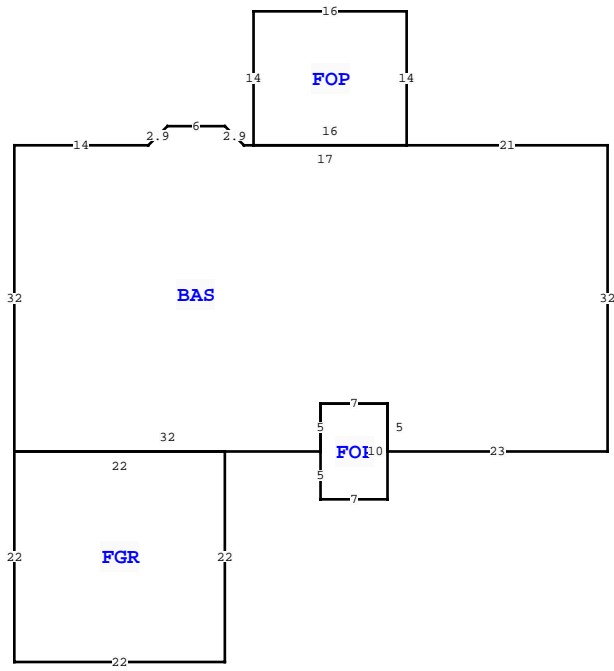


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	12416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100		1,965	212,126
FGR	484	55		266	28,715
FOP	70	30		21	2,267
FOP	224	30		67	7,233
TOTALS	2,743			2,319	250,341

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%	- 2006								
Heated Area: 1965						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			250,341
TOTAL MARKET OB/XF VALUE			6,303
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			291,644
SOH/AGL Deduction			99,193
ASSESSED VALUE			192,451
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			141,040
TOTAL JUST VALUE			291,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002	SFR	576	04/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/95	5/04/2023	LE U	I	14		100
GRANTOR: MCLENDON ROY D (ENH L)						
GRANTEE: MCLENDON TIMOTHY D						
1053/1153	7/29/2005	WD Q	I			199,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: ROY D & SHARON G MC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W21 FOP= N14 W16 S14 E16\$ W17 L2 U2 W6 D2 L2 W14 S32 FGR= S22 E22 N22 W22\$ E32 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E23 N32\$.	

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	0169	FENCE/WOOD	0	100	0	96.00	UT	10.00	10.00	100	2005	2005	3	100	960	
2	0120	CLFENCE	4	0	100	0	0	6.00	6.00	100	2005	2005	3	100	1,260	
3	0166	CONC,PAVMT	0	100	0	1,633.00	UT	2.50	2.50	100	2005	2005	3	100	4,083	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							