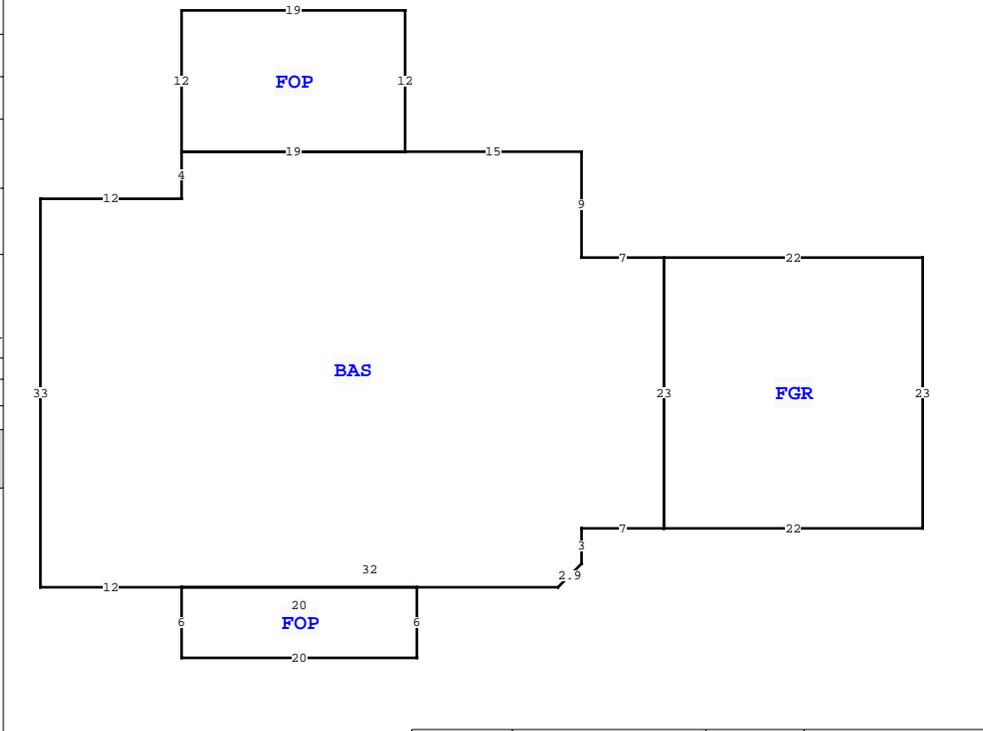


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,195	122.4531	139.60	306,422	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1813 HX Base Yr 2018													



MAP NUM					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100		1,813	202,476
FGR	506	55		278	31,047
FOP	120	30		36	4,021
FOP	228	30		68	7,594
TOTALS	2,667			2,195	245,138

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	245,138	
TOTAL MARKET OB/XF VALUE	34,168	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	314,306	
SOH/AGL Deduction	98,888	
ASSESSED VALUE	215,418	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	164,007	
TOTAL JUST VALUE	314,306	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	313,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052156	Roof Replacement	17,500	01/27/2025
28496	POOL ENCL	30	04/19/2010
28449	POOL	195	03/25/2010
22583	SFR	546	12/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0587	12/05/2017	WD	Q	I	01	240,000
GRANTOR: VINCENZA KOGER						
GRANTEE: JAMES R & KAREN K B						
1178/0878	7/31/2009	WD	Q	I	01	165,000
GRANTOR: ZOLTAN & ILONA SZABO						
GRANTEE: PORTER H & VINCENZA						

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	1,153.00	UT	2.00	2.00	100	2005	2005	3	100	2,306	
2	0060	CARPORT F	0	100	18	720.00	UT	4.50	4.50	100	2009	2009	3	100	3,240	
3	0166	CONC, PAVMT	0	100	0	1,512.00	UT	2.50	2.50	100	2009	2009	3	100	3,780	
4	0280	POOL R/CON	0	100	14	364.00	UT	70.00	70.00	100	2010	2010	3	65	16,562	
5	0282	POOL ENCL	0	100	22	880.00	UT	15.00	15.00	100	2010	2010	3	40	5,280	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
7	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

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

TOTAL OB/XF													
34,168													