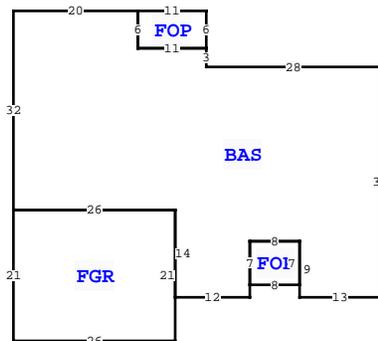
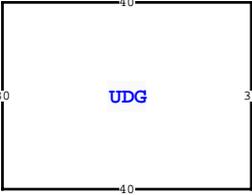




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	12 HARDWOOD 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	3 100				
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	06				
NEIGHBORHOOD/LOC	12416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	226,842
FGR	546	55		300	34,721
FOP	56	30		17	1,967
FOP	66	30		20	2,314
UDG	1,200	55		660	76,386
TOTALS	3,828			2,957	342,231

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		427,789	2005	2005	0	0	20.00	80.00
Heated Area: 1960 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			342,231
TOTAL MARKET OB/XF VALUE			45,397
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			422,628
SOH/AGL Deduction			153,999
ASSESSED VALUE			268,629
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			217,218
TOTAL JUST VALUE			422,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048210	Electrical Servic	0	09/20/2023
29094	POOL	225	12/22/2010
23110	SFR	565	05/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/1508	9/22/2005	WD Q	Q	I		199,900
GRANTOR: BEDENBAUGH						
GRANTEE: STACEY S TURNER						
1038/1412	2/18/2005	WD Q	Q	V		28,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: KEVIN L BEDENBAUGH						

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

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	0	0	1,446.00	UT	2.50	2.50	100	2005	2005	3	100	3,615	
2	0166	CONC, PAVMT	0	100	0	0	0	0	990.00	UT	2.50	2.50	100	2009	2009	3	100	2,475	
3	0080	DECKING	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,800	
4	0169	FENCE/WOOD	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0280	POOL R/CON	0	100	0	0	0	0	643.00	UT	70.00	70.00	100	2011	2011	3	68	30,607	
6	0104	GENERATOR	0	100	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

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

BUILDING NOTES	
BAS= W28 N3 FOP= N6 W11 S6 E11\$ W11 N6 W20 S32 FGR= S21 E26 N21 W26\$ E26 S14 E12 N2 FOP= E8 N7 W8 S7 \$ N7 E8 S9 E13 N37\$ PTR= N30 UDG= E40 N30 W40 S30\$ S30\$.	

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							