



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 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	2.5 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,459	146.2552	166.73	409,989	2003	2003	0	0	33.00	67.00

1 SINGLE FAM 100% - 2004 Heated Area: 2142 HX Base Yr 2004

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			274,693
TOTAL MARKET OB/XF VALUE			8,958
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			333,651
SOH/AGL Deduction			104,552
ASSESSED VALUE			229,099
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			177,688
TOTAL JUST VALUE			333,651
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,882

Quality	09 09				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1516.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100		2,142	239,281
FGR	517	55		284	31,725
FOP	62	30		19	2,123
PTO	276	5		14	1,564
TOTALS	2,997			2,459	274,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19804	SFR	371	08/02/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/2606	3/18/2015	QC	U	I	11	0

GRANTOR: MICHAEL J KLANDERUD
GRANTEE: JESSICA L KLANDERUD

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	3,879.00	UT	2.00	2.00	100	2003	2003	3	100	7,758	

TOTAL OB/XF												8,958												
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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 PTO= W26 S1 D4 R4 S7 E22 N12\$ S12 W22 N7 L4 U4 W7 D4 L4 S32 E4 FGR= S23 E11 N1 E12 N22 W23\$ E23 S5 FOP= S7 E10 N3 W2 N4 W8 \$ E8 S4 E13 N4 E12 N42\$.	

LAND DESCRIPTION		TOTAL OB/XF 8,958																							
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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000								