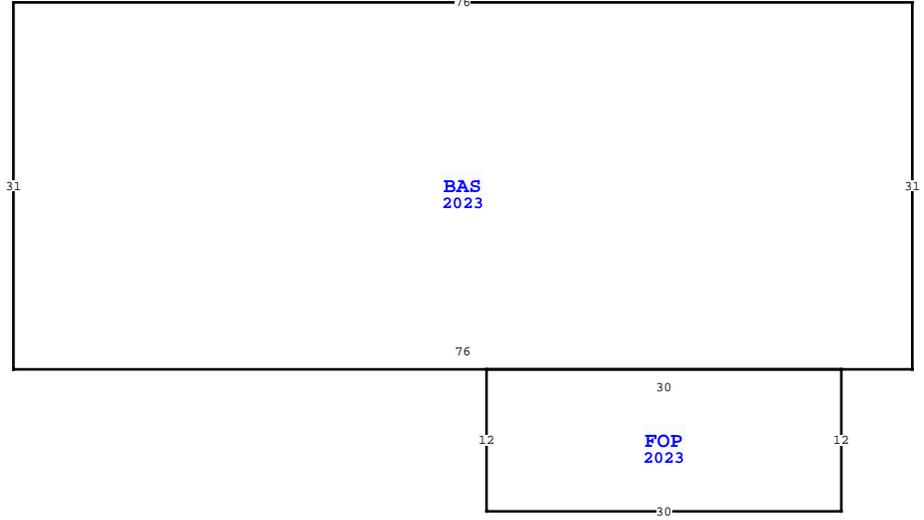




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2023
FOP	360	35	2023
TOTALS	2,716		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	2,482	117.0000	109.98	272,970	2022	2022	0	0	5.00	95.00
1 MANUF 1 0% - 2024 Heated Area: 2356 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			259,322
TOTAL MARKET OB/XF VALUE			28,920
TOTAL LAND VALUE - MARKET			303,750
TOTAL MARKET VALUE			312,140
SOH/AGL Deduction			0
ASSESSED VALUE			312,140
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,140
TOTAL JUST VALUE			591,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			597,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044845	Additions	8,500	06/30/2022
000043989	Storage Building	25,297	03/23/2022
000043905	Mobile Home		03/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2065	8/17/2023	WD	Q	I	01	635,000
GRANTOR: DIBRA BLERIM						
GRANTEE: KOSTER CONSTRUCTION						
1438/1788	5/25/2021	WD	Q	V	01	284,000
GRANTOR: FEAGLE MARLIN M						
GRANTEE: DIBRA BLERIM						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023
2	0030	BARN,MT	0	0	30	40	UT	15.00	15.00	100	2023
3	0251	LEAN TO W/	0	0	14	40	UT	7.00	7.00	100	2023

TOTAL OB/XF												28,920			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/20/2024	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,17] E76 S31 W76 N31 \$											
FOP=[YR=2023;ORIG=60,48] E30 S12 W30 N12 \$											

LAND DESCRIPTION												TOTAL OB/XF												28,920			
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	0200	C	MBL HM	0					1.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	8,100										
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	35.50	AC		1.00	1.00	1.00	445.00	445.00	15,798										
3	9910	M	MKT.VAL.AG	0					36.50	AC		1.00	1.00	0.90	9,000.00	8,100.00	295,650										