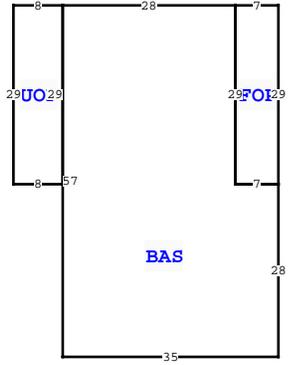
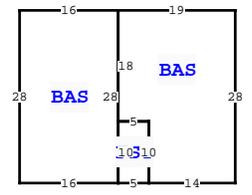


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	01
NEIGHBORHOOD/LOC	13415.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	448 100
BAS	482 100
BAS	1,792 100
FOP	203 30
FST	50 55
UOP	232 20
TOTALS	3,207 2,857 302,731

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%	- 2024	126.34	360,953	1986	2010	0	0	16.13	83.87
				Heated Area: 2722			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		302,731	
TOTAL MARKET OB/XF VALUE		57,256	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		419,987	
SOH/AGL Deduction		11,798	
ASSESSED VALUE		408,189	
TOTAL EXEMPTION VALUE	HX HB 13	408,189	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		419,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32275	POOL	180	09/09/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1251	2/02/2023	WD Q	Q	I	01	430,000
GRANTOR: ZHAO SICHEN						
GRANTEE: CRAWFORD ISSAC						
1419/0693	9/09/2020	WD Q	Q	I	01	344,900
GRANTOR: JAMES G & CONSTANCE M						
GRANTEE: SICHEN ZHAO						

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	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0296	SHED METAL	0 100	12	24	288.00	UT	7.00	7.00	100	2005	2005	3	100	2,016	
3	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
4	0170	FPLC 2STRY	0 100	0	0	1.00	UT	2,750.00	2,750.00	100	2005	2005	3	100	2,750	
5	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	2014	2014	3	76	27,238	
6	0282	POOL ENCL	0 100	0	0	842.00	UT	15.00	15.00	100	2014	2014	3	45	5,684	
7	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
8	0031	BARN,MT AE	0 100	28	46	1,288.00	UT	11.00	11.00	100	2016	2016	3	100	14,168	
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
TOTAL OB/XF															57,256	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/22/2026 MLU														

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W28 S57 E35 N28 W7 N29 \$														
BAS=[ORIG=0,-20] N28 W19 S18 E5 S10 E14 \$														
BAS=[ORIG=-19,-48] W16 S28 E16 N28 \$														
UOP=[ORIG=-28,0] W8 S29 E8 N29 \$														
FOP=[ORIG=7,29] N29 W7 S29 E7 \$														
FST=[ORIG=-19,-30] S10 E5 N10 W5 \$														

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							