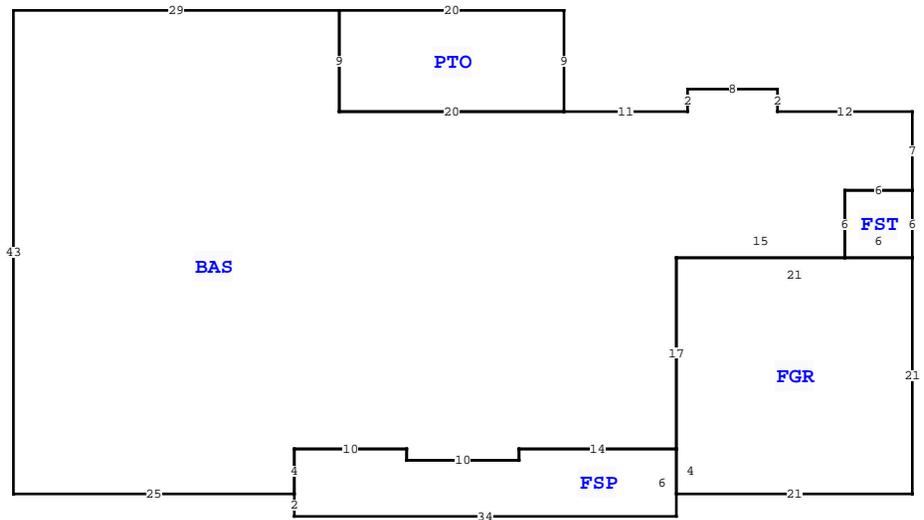




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	01
NEIGHBORHOOD/LOC	13415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,394	100	
FGR	441	55	
FSP	194	40	
FST	36	55	
PTO	180	5	
TOTALS	3,245		

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% - 0										
Heated Area: 2394 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			235,399
TOTAL MARKET OB/XF VALUE			28,690
TOTAL LAND VALUE - MARKET			94,050
TOTAL MARKET VALUE			277,549
SOH/AGL Deduction			101,711
ASSESSED VALUE			175,838
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			119,427
TOTAL JUST VALUE			358,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,069
SALE:1:1: 10 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054833	Additions	75,000	01/15/2026
000054687	Right-of-Way Acce		12/16/2025
20881	POOL ENCL	65	07/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/2139	11/25/1992	WD	Q	I		94,000
GRANTOR: FRANK I PERKINS						
GRANTEE: GREGORY LUSSIER						
0536/0214	4/01/1984	WD	Q	V	01	17,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1986
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993
4	0282	POOL ENCL	0	100	0	0	1,509.00	UT	15.00	15.00	100	2003
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013
TOTALS 3,245 2,744 235,399												

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/04/2026	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W29 S43 E25 FSP= S2 E34 N6 W14 S1 W10 N1 W10 S4\$ N4 E10 S1 E10 N1 E14 FGR= S4E21 N21 W21 S17\$ N17 E15 FST= E6 N6 W6 S6\$ N6 E6 N7 W12 N2 W8 S2 W11 PTO= N9 W20S9 E20\$ W20 N9\$.			

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.90	AC		1.00	1.00	1.00	445.00	445.00	3,960								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	8.90	AC		1.00	1.00	1.00	9,500.00	9,500.00	84,550								