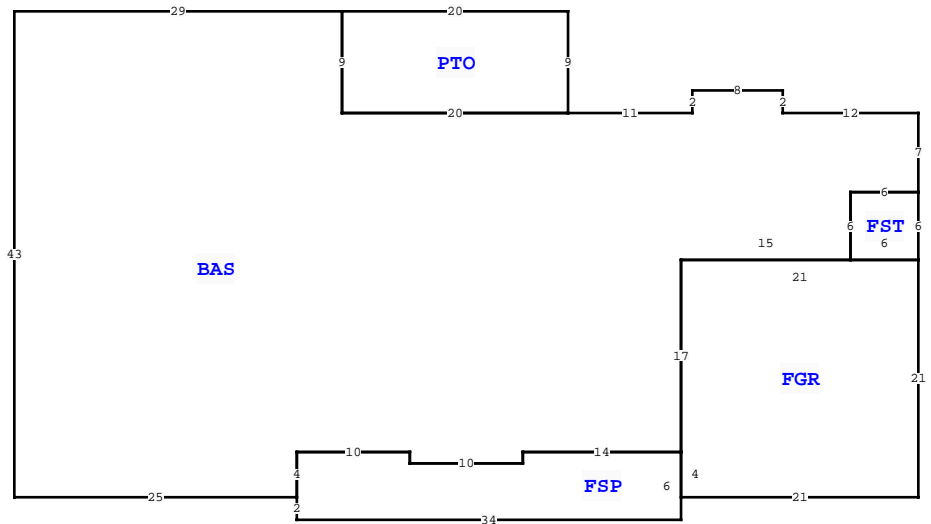




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	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
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		
0100	01	2,744	115.7760	129.67	355,814	1986	1986	0	0	35.00	65.00		
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			231,279
TOTAL MARKET OB/XF VALUE			28,690
TOTAL LAND VALUE - MARKET			94,050
TOTAL MARKET VALUE			273,429
SOH/AGL Deduction			97,591
ASSESSED VALUE			175,838
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			119,427
TOTAL JUST VALUE			354,019
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	1,200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,509.00	UT	15.00	15.00	100	2003	2003	3	40	9,054	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
TOTALS																28,690	

LAND DESCRIPTION																								
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							