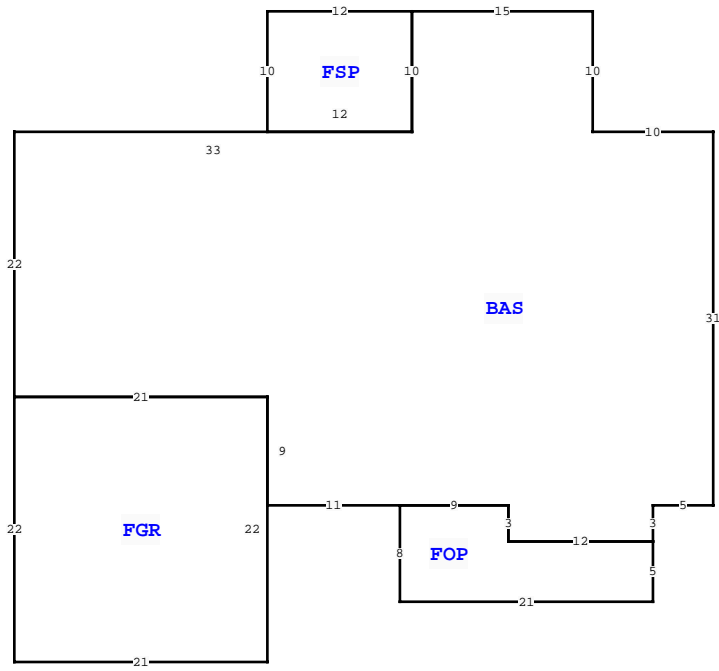


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,795	100	
FGR	462	55	
FOP	132	30	
FSP	120	40	
TOTALS	2,509		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,137	119.7000	134.06	286,486	2016	2020	0	0	5.00	95.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1795 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		272,162	
TOTAL MARKET OB/XF VALUE		1,968	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,130	
SOH/AGL Deduction		0	
ASSESSED VALUE		309,130	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		309,130	
TOTAL JUST VALUE		309,130	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		311,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34369	SFR	745	08/23/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1918	5/15/2023	WD Q	Q	I	01	349,900
GRANTOR: PHILLIPS TREVOR A						
GRANTEE: EYSTAD COREY						
1334/0185	4/03/2017	WD Q	Q	I	01	218,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: TREVOR A & ELIZABET						

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	0166	CONC,PAVMT	0	0	0	984.00	UT	2.00	2.00	100	2016	2016	3	100	1,968	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W10 N10 W15 S10 W33 S22 E21 S9 E11 E9 S3 E12 N3 E5 N31 \$	
FGR=[ORIG=-58,22] S22 E21 N22 W21 \$	
FOP=[ORIG=-26,31] S8 E21 N5 W12 N3 W9 \$	
FSP=[ORIG=-25,-10] W12 S10 E12 N10 \$	

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							