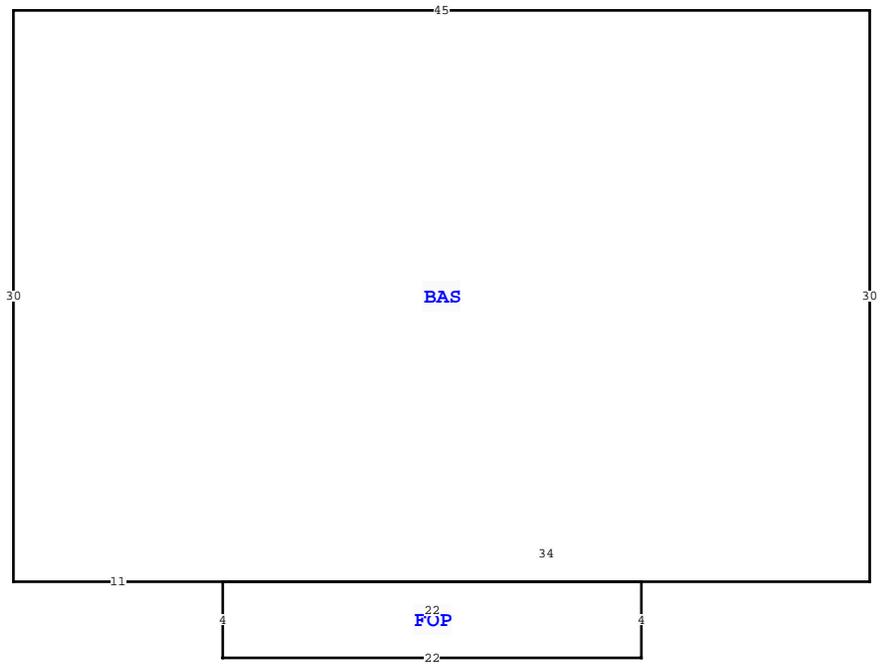




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,350	100	
FOP	88	30	
TOTALS	1,438		1,376 98,974

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%	2001								
				Heated Area: 1350			HX Base Yr 2001				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			98,974
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			141,774
SOH/AGL Deduction			46,322
ASSESSED VALUE			95,452
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			44,041
TOTAL JUST VALUE			141,774
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,774
SALE:2:1: LOT 6 SANDY PINES S/D \$.70 STAMPS			
SALE:1:1: FORECLOSURE SALE			
XFOB:1:1: RIVER OAKS MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
09986	SFR	205	07/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/2024	6/16/2000	WD	Q	I		71,900
GRANTOR: M GROSS						
GRANTEE: WAYNE SR & DANA BRY						
0873/2151	1/11/1999	WD	Q	I	01	61,700
GRANTOR: FORD CONSUMER CREDIT						
GRANTEE: M GROSS (SPECIAL WA						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	5.00
3	0294	SHED WOOD/	0.00
4	0252	LEAN-TO W/	0.00
TOTALS		1,438	1,376 98,974

TOTAL OB/XF																
L	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	100	1995	1995	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	900	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
												2,800				

LAND DESCRIPTION											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0100	C	SFR	100			RSF/MH	0.00	0.00	4.00	AC

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	10,000.00	10,000.00	40,000							