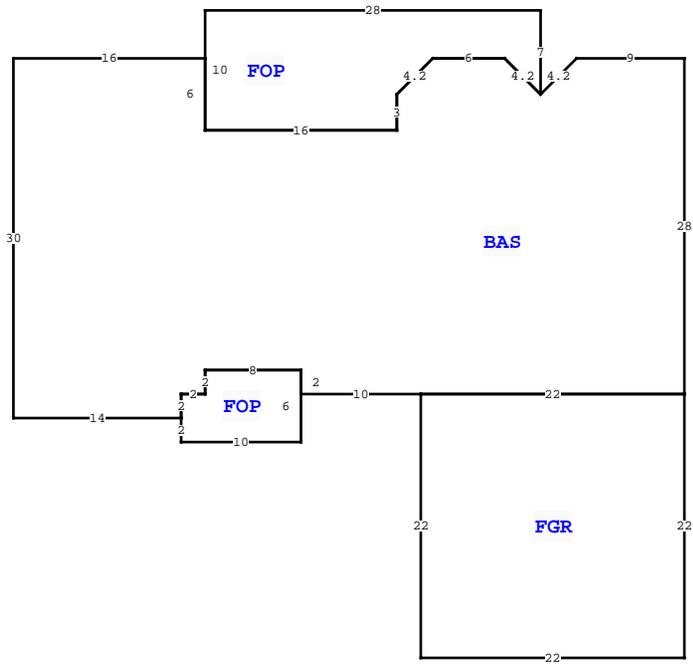




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,471	100	
FGR	484	55	
FOP	56	30	
FOP	217	30	
TOTALS	2,228		

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%	2019	150.48	273,723	2007	2012	20	0	19.50	60.50	
			Heated Area: 1471				HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,602
TOTAL MARKET OB/XF VALUE			4,530
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			205,132
SOH/AGL Deduction			53,396
ASSESSED VALUE			151,736
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			50,325
TOTAL JUST VALUE			205,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,261

BLDG:1:3: DEPR UNTIL THE PROBLEM IS RESOLVED
BLDG:1:2: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048989	Roof Replacement	38,948	01/09/2024
25784	SFR	492	05/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0277	5/15/2017	WD Q	Q	I	01	145,000
GRANTOR: CARLOS & INGRID M ALV						
GRANTEE: JOHN D PERRY						
1299/2160	8/12/2015	WD U	U	I	12	46,500
GRANTOR: FEDERAL HOME LOAN						
GRANTEE: CARLOS & INGRID M A						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 D3 L3 FOP= N7 W28 S10 E16 N3 R3 U3 E6 D3 R3 \$ L3 U3 W6 D3 L3 S3 W16 N6 W16 S30 E14 FOP= S2 E10 N6 W8 S2 W2 S2\$ N2 E2 N2 E8 S2 E10 FGR= S22 E22 N22 W22\$ E22 N28\$.

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	100	0	0	1,765.00	UT	2.00	2.00	100	2007	2007	3	100	3,530	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							