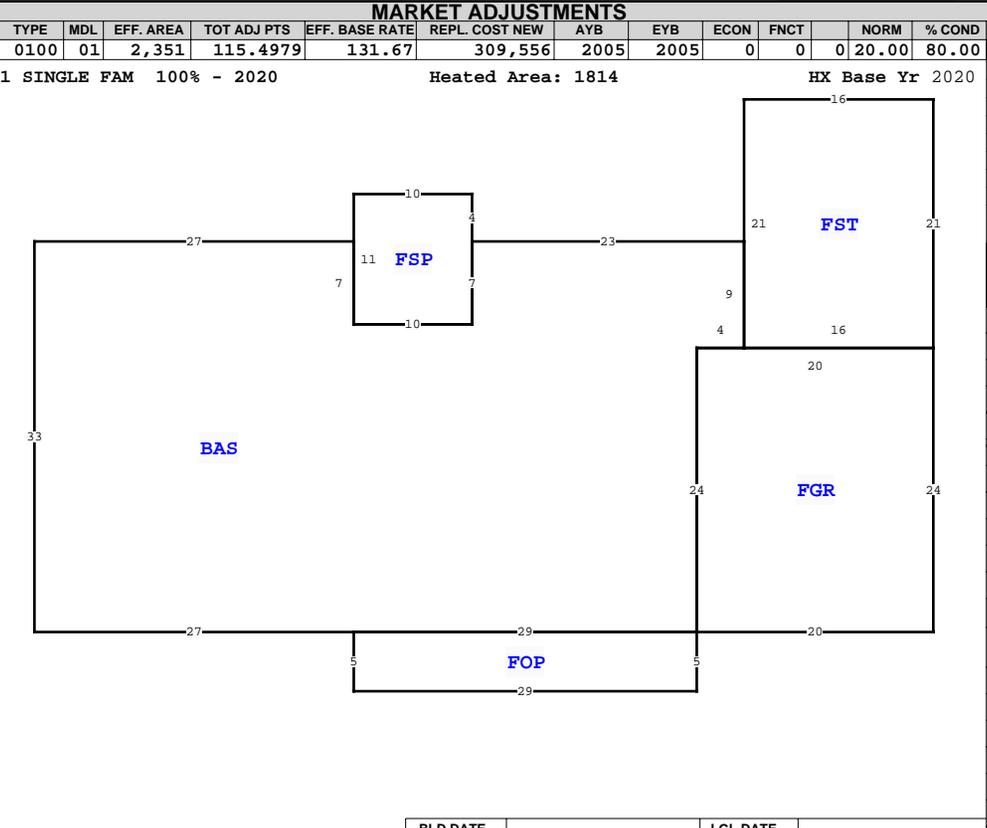


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	19	COMMON BRK 100	0100	01	2,351	115.4979	131.67	309,556	2005	2005	0	0	20.00	80.00	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2020 Heated Area: 1814 HX Base Yr 2020												
Roof Cover	03	COMP SHNGL 100													
Interior Wall	05	DRYWALL 100													
Interior Floo	14	CARPET 70													
Interior Floo	08	SHT VINYL 30													
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													
Condition Adj	03	03 100													
Kitchen Adjus	01	01 100													
Quality	06	06													
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	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	1,814	100		1,814	191,079										
FGR	480	55		264	27,809										
FOP	145	30		44	4,634										
FSP	110	40		44	4,634										
FST	336	55		185	19,487										
TOTALS	2,885			2,351	247,645										



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	247,645		
TOTAL MARKET OB/XF VALUE	10,108		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	292,753		
SOH/AGL Deduction	101,998		
ASSESSED VALUE	190,755		
TOTAL EXEMPTION VALUE	VP HX HB SX	190,755	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	292,753		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,749		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049093	Roof Replacement	20,000	01/26/2024
000048467	Electrical Servic	0	10/23/2023
22476	SFR	558	11/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I	RSN CD	SALE PRICE
1388/2074	7/12/2019	WD Q	Q	I	01	195,000
GRANTOR: PAUL & JOYCE LECLAIR						
1025/0549	8/27/2004	WD Q	Q	V		22,900
GRANTOR: CALLAWAY LAND TRUST						
GRANTEE: LECLAIR						

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	UT	2.00	2.00	100	2005	2005	3	100	1,968	
2	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	400	
3	0060	CARPORT F	0	100	12	20	UT	5.00	5.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0	100	10	12	UT	12.00	12.00	100	2007	2007	3	100	1,440	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
TOTALS															10,108	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W23 FSP= N4 W10 S11 E10 N7\$ S7 W10 N7 W27 S33 E27 FOP= S5 E29 N5 W29\$ E29 FGR= E20 N24 W20 S24\$ N24 E4 FST= E16 N21 W16 S21\$ 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							