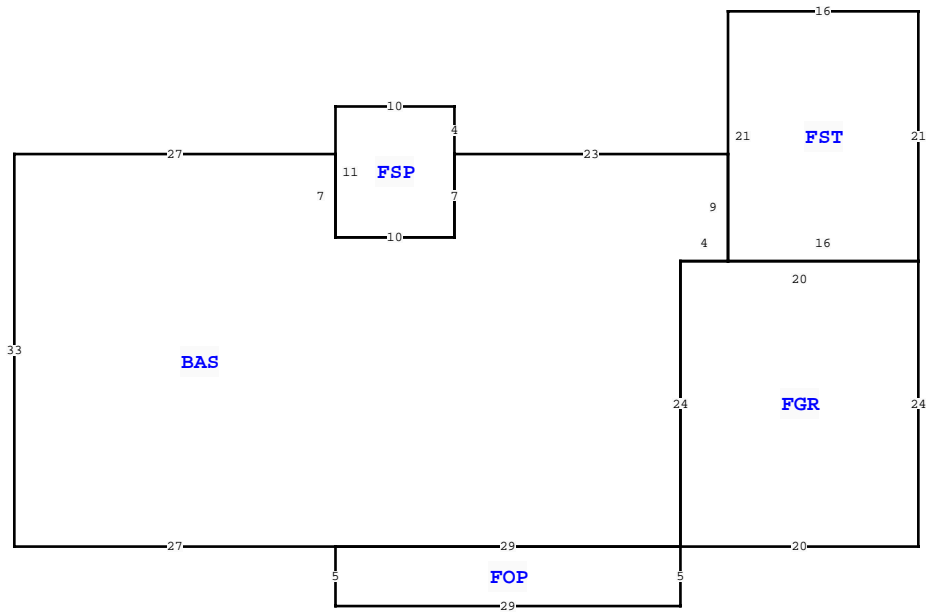


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,814	100	
FGR	480	55	
FOP	145	30	
FSP	110	40	
FST	336	55	
TOTALS	2,885		

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%	- 2020	129.36	304,125	2005	2005	0	0	20.00	80.00
Heated Area: 1814											
HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,300
TOTAL MARKET OB/XF VALUE			10,108
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			288,408
SOH/AGL Deduction			97,653
ASSESSED VALUE			190,755
TOTAL EXEMPTION VALUE	VP HX HB SX	190,755	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			288,408
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	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	

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							