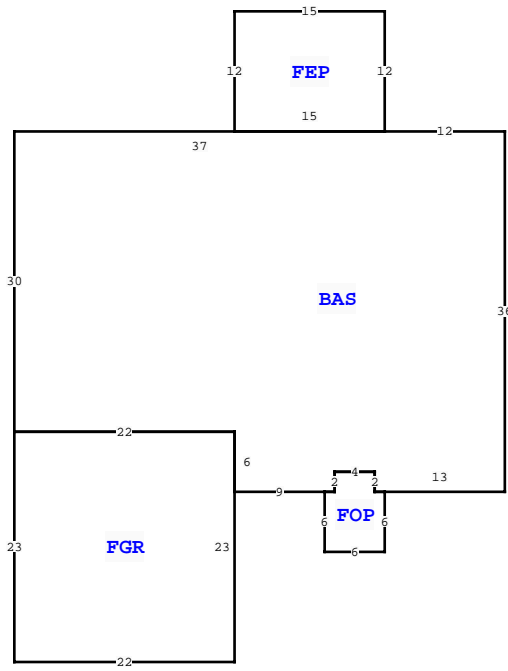


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	50		
Interior Floor	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	193,321
FEP	180	80		144	17,142
FGR	506	55		278	33,093
FOP	44	30		13	1,547
TOTALS	2,354			2,059	245,103

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%	- 2022								
Heated Area: 1624						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			245,103	
TOTAL MARKET OB/XF VALUE			7,292	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			287,395	
SOH/AGL Deduction			41,747	
ASSESSED VALUE			245,648	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			194,237	
TOTAL JUST VALUE			287,395	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			290,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048635	Roof Replacement	23,837	11/13/2023
22226	SFR	487	08/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/569	10/04/2021	WD	Q	I	01	268,000
GRANTOR: GRINER RACHEL						
GRANTEE: BILLUPS JAMES R						
1310/1493	2/26/2016	WD	Q	I	01	165,000
GRANTOR: YOUNG J & WENDY A KWO						
GRANTEE: RACHEL GRINER (UNMA						

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	0		2.00	100	2005	2005	3	100	2,292	
2	0294	SHED WOOD/	0	100	0	0	0		0.00	100	2015	2015	3	100	3,000	
3	0261	PRCH, UOP	0	100	0	0	0		0.00	100	2019	2019	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2019	2019	3	100	1,500	

TOTAL OB/XF												7,292	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/14/2026			MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W12 W37 S30 E22 S6 E9 E1 N2 E4 S2 E13 N36 \$											
FGR=[ORIG=-49,30] S23 E22 N23 W22 \$											
FEP=[ORIG=-12,0] N12 W15 S12 E15 \$											
FOP=[ORIG=-18,36] S6 E6 N6 W1 N2 W4 S2 W1 \$											

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							