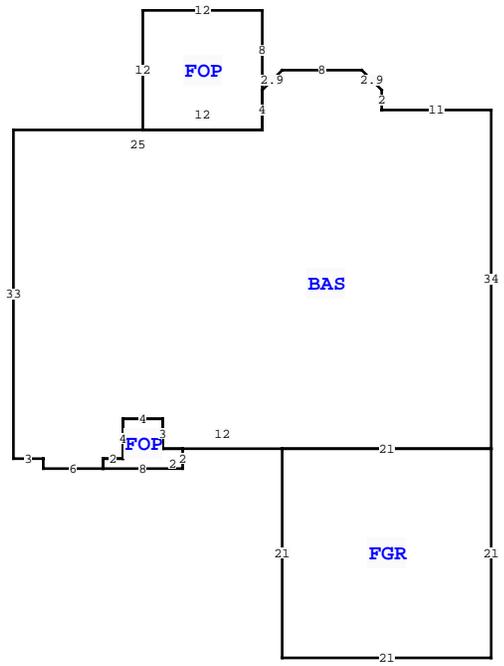


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	50		
Interior Floo	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	15416.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100		1,631	197,469
FGR	441	55		243	29,420
FOP	26	30		8	969
FOP	144	30		43	5,206
TOTALS	2,242			1,925	233,064

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,925	127.9575	145.87	280,800	2008	2008	0	0	17.00	83.00
1 SINGLE FAM 100% - 2021 Heated Area: 1631 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		233,064		
TOTAL MARKET OB/XF VALUE		5,633		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		273,697		
SOH/AGL Deduction		63,228		
ASSESSED VALUE		210,469		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		159,058		
TOTAL JUST VALUE		273,697		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		272,365		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051269	Roof Replacement	8,400	10/25/2024
25846	SFR	551	05/24/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0072	2/05/2020	WD Q	Q	I	01	213,900
GRANTOR: DUSTIN & CARRIE BAILE						
GRANTEE: BRANDON M SEVERANCE						
1405/0071	1/17/2020	WD U	U	I	12	100
GRANTOR: COLUMBIA BANK						
GRANTEE: DUSTIN BAILEY&DESER						

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

BUILDING NOTES	
BAS= W11 N2 L2 U2 W8 D2 L2 FOP= N8 W12 S12 E12 N4\$ S4 W25 S33 E3 S1 E6 FOP= E8 N2 W2 N3 W4 S4 W2 S1\$ N1 E2 N4 E4 S3 E12 FGR= S21 E21 N21 W21\$ E21 N34\$.	

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	872.00	UT	3.00	3.00	100	2008	2008	3	100	2,616	
2	0169	FENCE/WOOD	0	100	0	0	345.00	UT	10.50	10.50	75	2014	2014	3	75	2,717	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							