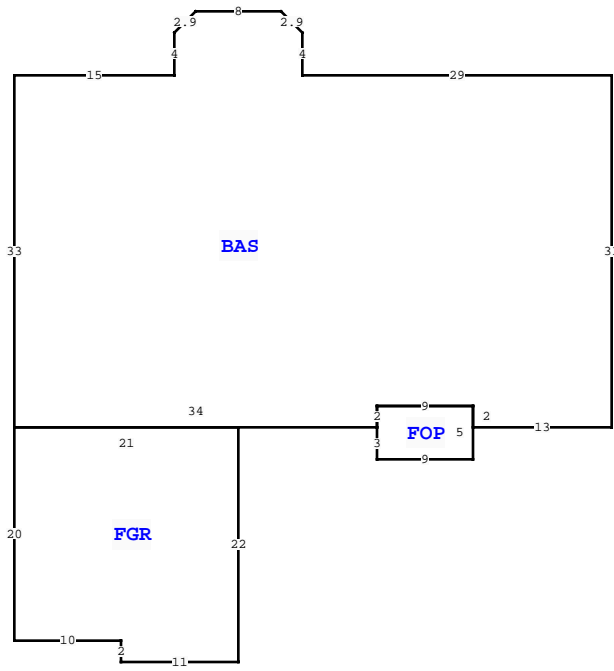


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	15416.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	218,657
FGR	442	55		243	27,994
FOP	45	30		14	1,613
TOTALS	2,385			2,155	248,265

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,155	123.9282	138.80	299,114	2008	2008	0	0	17.00	83.00
1 SINGLE FAM 100% - 2022 Heated Area: 1898 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			248,265
TOTAL MARKET OB/XF VALUE			4,176
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			287,441
SOH/AGL Deduction			32,048
ASSESSED VALUE			255,393
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			203,982
TOTAL JUST VALUE			287,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27163	SFR	718	07/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1907	7/16/2021	WD Q	Q	I	01	275,000
GRANTOR: WARD CHRISTOPHER G						
GRANTEE: STEWART FELECIA M						
1192/1797	4/14/2010	WD U	U	I	12	145,000
GRANTOR: COLUMBIA BANK						
GRANTEE: CHRISTOPHER G & JES						

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

BUILDING NOTES	
BAS= W29 N4 U2 L2 W8 L2 D2 S4 W15 S33 FGR= S20 E10 S2 E11 N22 W21\$ E34 FOP= S3 E9 N5 W9 S2\$ N2 E9 S2 E13 N33\$.	

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			3.00	100	2008	2008	3	100	4,176	

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							