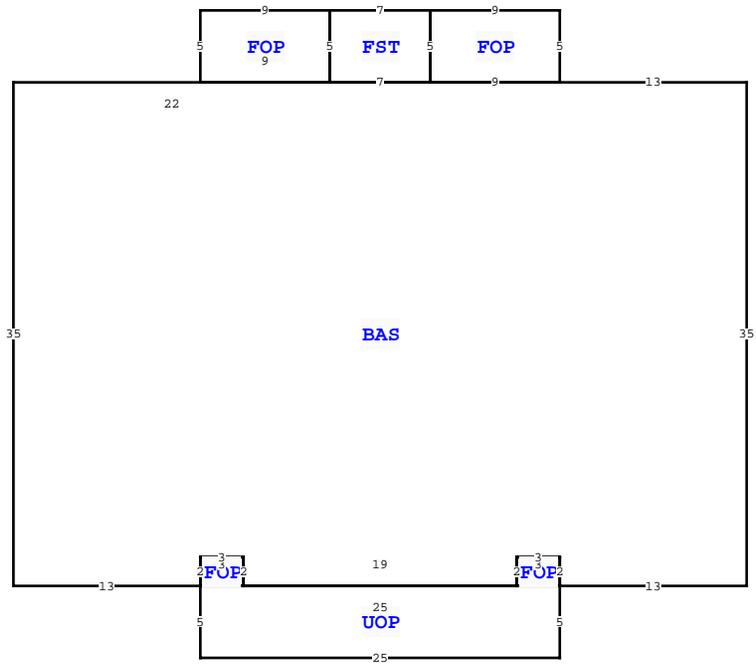


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	18		CEMENT BRK	80
Exterior Wall	05		AVERAGE	20
Roof Structure	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	13		LAM/VNLPLK	50
Interior Floor	15		HARDTILE	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			2	100
Bathrooms			1	100
Frame	02		WOOD FRAME	100
Story Height			8	100
RMS			0	100
Stories	1.		1.	100
Units			2	100
Condition Adj	03		03	100
Kitchen Adjus	01		01	100
Quality	05		05	
DOR CODE	0800MULTI-FAM <10			
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC	15417.020 1.00/			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	03	1,849	119.0700	107.16	198,139	1978	2000	0	0	26.25	73.75		
1 DUPLEX 0% - 2024 Heated Area: 1773 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	140,121
FOP	6	30		2	158
FOP	6	30		2	158
FOP	45	30		14	1,106
FOP	45	30		14	1,106
FST	35	55		19	1,502
UOP	125	20		25	1,976
TOTALS	2,035			1,849	146,128

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	146,128		
TOTAL MARKET OB/XF VALUE	2,650		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	167,278		
SOH/AGL Deduction	0		
ASSESSED VALUE	167,278		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	167,278		
TOTAL JUST VALUE	167,278		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	161,128		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/854	3/29/2023	WD Q	Q	I	01	199,000
GRANTOR: RIVERA ANGEL						
GRANTEE: WALKER NOAH						
1447/1499	9/13/2021	WD Q	Q	I	01	162,000
GRANTOR: KDS RENTALS LLC						
GRANTEE: RIVERA ANGEL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N5 W9 S5 E9\$ W9 FST= N5 W7 S5 E7\$ W7 FOP= N5 W9 S5E9\$ W22 S35 E13 UOP= S5 E25 N5 W25\$ FOP= E3 N2 W3 S2\$ N2 E3 S2 E19 FOP= E3N2 W3 S2\$ N2 E3 S2 E13 N35\$.	

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	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							