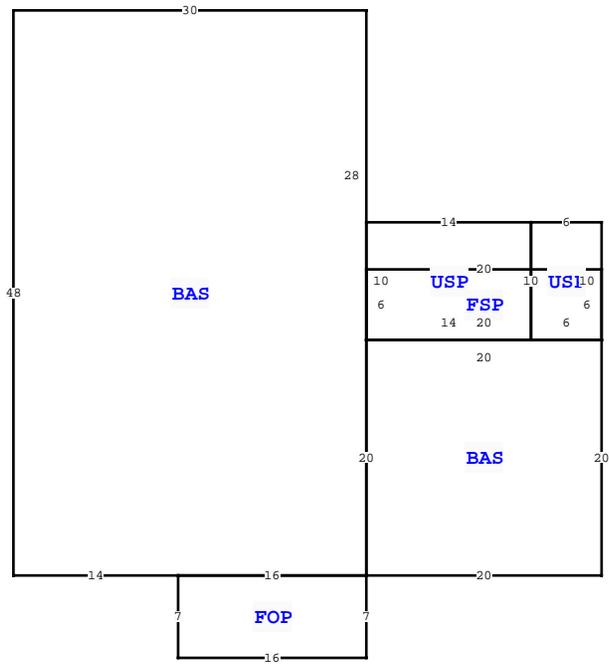




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 70			
Exterior Wall	21	STONE 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100	0 100		
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	15417.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	33,979
BAS	1,440	100		1,440	122,326
FOP	112	30		34	2,888
FSP	120	40		48	4,077
USP	60	35		21	1,784
USP	140	35		49	4,163
TOTALS	2,272			1,992	169,217

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%	2007		260,334	1980	1995	0	0	35.00	65.00
Heated Area: 1840						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 2			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			169,217
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			17,575
TOTAL MARKET VALUE			190,792
SOH/AGL Deduction			60,122
ASSESSED VALUE			130,670
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			79,259
TOTAL JUST VALUE			190,792
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047167	Roof Replacement	17,250	05/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1086/2202	6/13/2006	WD	Q	I		159,000
GRANTOR: ERIC PRESTON						
GRANTEE: PAMELA P LESTER						
1015/1467	5/14/2004	QC	Q	I	06	100
GRANTOR: LAURA PRESTON						
GRANTEE: ERIC PRESTON						

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	1.00	UT	0.00	100	0	0	3	100	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	600	

TOTAL OB/XF											
4,000											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 S48 E14 FOP= S7 E16N7 W16\$ E16 BAS= E20 N20 W20 S20\$ N20 FSP= E20 N6 W20 S6\$ USP= E14 USP= E6 N10 W6 S10\$ N10 W14 S10\$ N28\$.											

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	18,500.00	17,575.00	17,575							