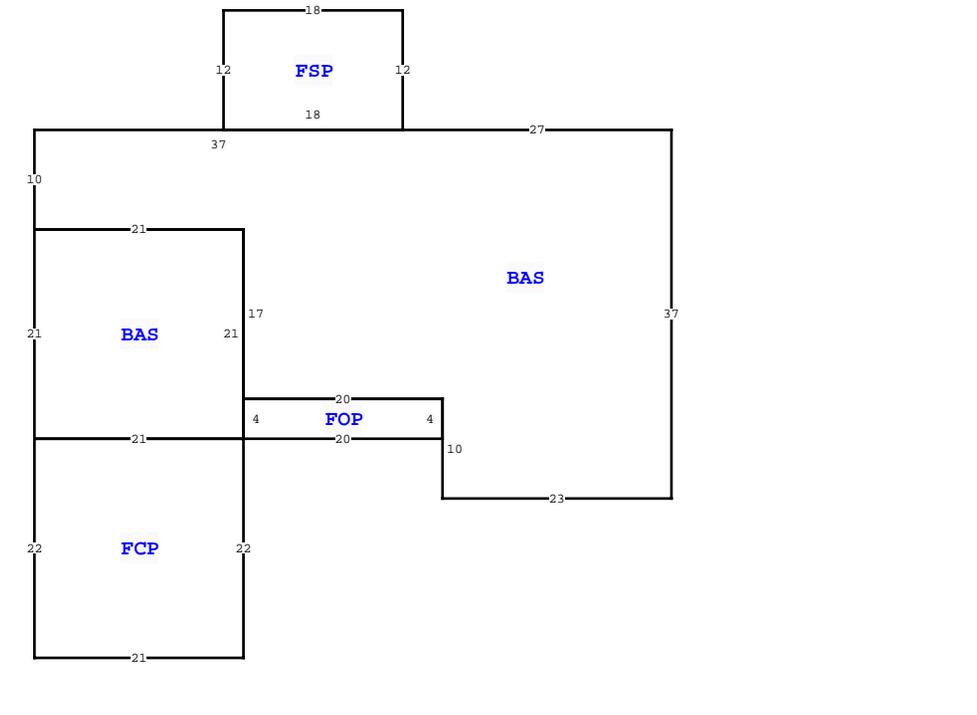


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,268	105.3162	117.95	267,511	1979	2015	0	0	11.00	89.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2042 HX Base Yr 2022													



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC																																										
05 05	0100		06	15417.080 1.00/																																										
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>441</td> <td>100</td> <td></td> <td>441</td> <td>46,294</td> </tr> <tr> <td>BAS</td> <td>1,601</td> <td>100</td> <td></td> <td>1,601</td> <td>168,066</td> </tr> <tr> <td>FCP</td> <td>462</td> <td>25</td> <td></td> <td>116</td> <td>12,177</td> </tr> <tr> <td>FOP</td> <td>80</td> <td>30</td> <td></td> <td>24</td> <td>2,520</td> </tr> <tr> <td>FSP</td> <td>216</td> <td>40</td> <td></td> <td>86</td> <td>9,028</td> </tr> <tr> <td>TOTALS</td> <td>2,800</td> <td></td> <td></td> <td>2,268</td> <td>238,085</td> </tr> </tbody> </table>					AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	441	100		441	46,294	BAS	1,601	100		1,601	168,066	FCP	462	25		116	12,177	FOP	80	30		24	2,520	FSP	216	40		86	9,028	TOTALS	2,800			2,268	238,085
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			238,085
TOTAL MARKET OB/XF VALUE			2,200
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			262,785
SOH/AGL Deduction			35,908
ASSESSED VALUE			226,877
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			175,466
TOTAL JUST VALUE			262,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/991	3/11/2021	WD	Q	I	01	231,000
GRANTOR: MCLEAN RYAN M						
GRANTEE: ALBELO-CORDOBA FRAN						
1401/0905	12/16/2019	WD	U	I	37	90,000
GRANTOR: LINDA J ROGERS						
GRANTEE: RYAN M MCLEAN						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W27 W37 S10 E21 S17 E20 S10 E23 N37 \$													
FCP=[ORIG=-43,31] W21 S22 E21 N22 \$													
BAS=[ORIG=-64,10] S21 E21 N21 W21 \$													
FSP=[ORIG=-27,0] N12 W18 S12 E18 \$													
FOP=[ORIG=-43,27] S4 E20 N4 W20 \$													

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF													
2,200													