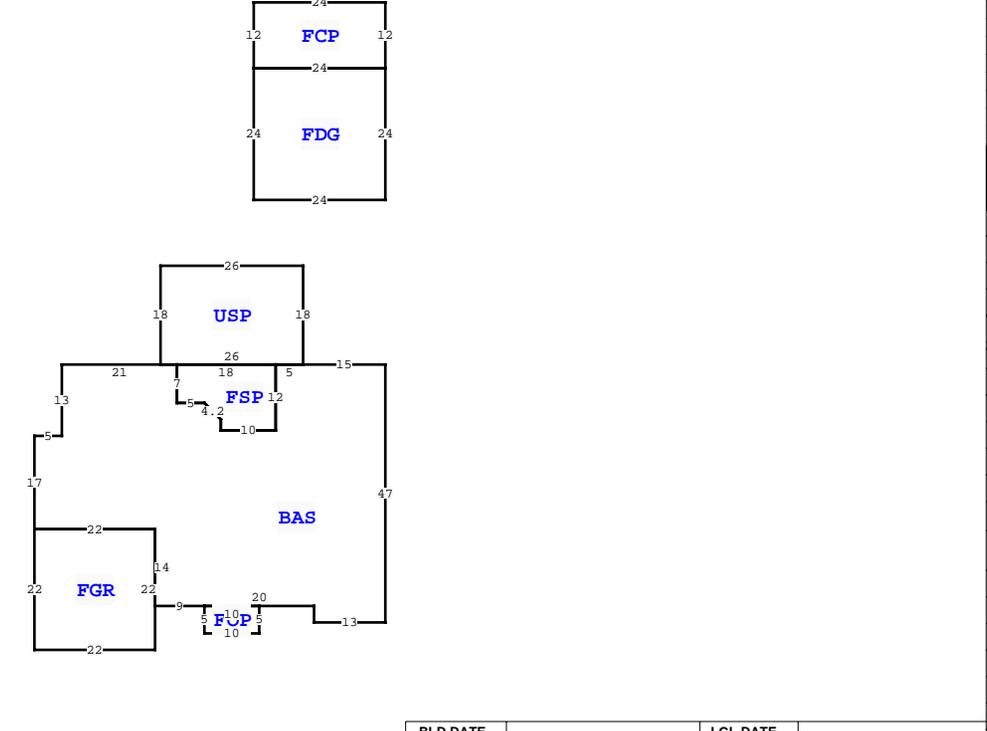


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	16416.030 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,237	113.5155	129.41	418,900	2002	2002	0	0	34.50	65.50

1 SINGLE FAM 100% - 2021 Heated Area: 2302 HX Base Yr 2021



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100		2,302	195,126
FCP	288	25		72	6,103
FDG	576	60		346	29,328
FGR	484	55		266	22,547
FOP	50	30		15	1,271
FSP	181	40		72	6,103
USP	468	35		164	13,901
TOTALS	4,349			3,237	274,380

EXTRA FEATURES		BLD DATE		LGL DATE													
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	2,085.00	UT	2.00	2.00	100	2002	2002	3	100	4,170	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF												5,970												
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	274,380			
TOTAL MARKET OB/XF VALUE	5,970			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	298,850			
SOH/AGL Deduction	86,016			
ASSESSED VALUE	212,834			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	161,423			
TOTAL JUST VALUE	298,850			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	300,210			

PRCL:0:27: HERE. SHE IS AWARE BOTH WILL HAVE TO CO
LAND:1:1: 1.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24287	GARAGE	135	03/23/2006
20693	ADDN SFR	50	05/13/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1857	7/02/2020	WD Q	Q	I	01	225,000

GRANTOR: DANIEL ALLAN HAHN						
GRANTEE: MARTHA J BRYAN & RA						
1297/0969	7/01/2015	LE U	I	30		100
GRANTOR: DENISE A HAHN (RESER						
GRANTEE: DANIEL ALLEN HAHN R						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W15 USP= N18 W26 S18 E26\$ W5 FSP= W18 S7 E5 D3 R3 S2 E10 N12\$ S12 W10 N2 L3 U3 W5 N7 W21 S13 W5 S17 FGR= S22 E22 N22 W22\$ E22 S14 E9 FOP= S5 E10 N5 W10\$ E20 S3 E13 N47\$ PTR= N30 FDG= N24 FCP= N12 W24 S12 E24\$ W24 S24 E24\$ S30\$.						