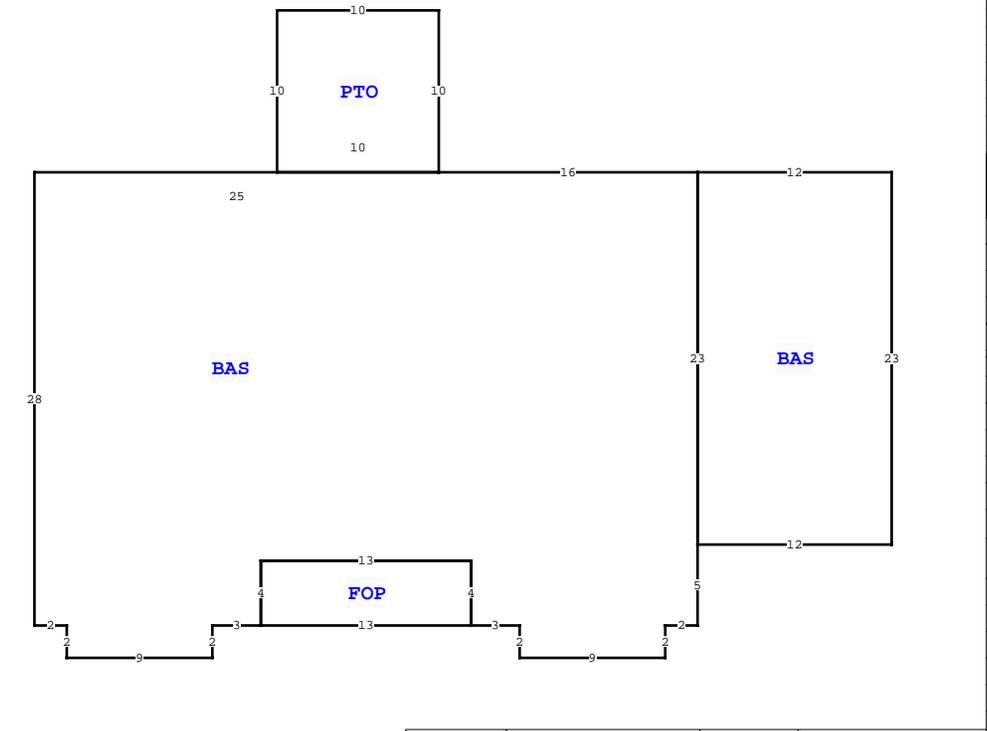




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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			
0600	01	1,429	117.4000	93.92	134,212	1995	1995		0	0	30.75	69.25		
1 SFR RENTAL 0% - 2023 Heated Area: 1408 HX Base Yr														



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		16416.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	17,951
BAS	1,132	100		1,132	73,625
FOP	52	30		16	1,041
PTO	100	5		5	325
<b>TOTALS</b>	<b>1,560</b>			<b>1,429</b>	<b>92,942</b>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			92,942	
TOTAL MARKET OB/XF VALUE			13,201	
TOTAL LAND VALUE - MARKET			12,075	
TOTAL MARKET VALUE			118,218	
SOH/AGL Deduction			0	
ASSESSED VALUE			118,218	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			118,218	
TOTAL JUST VALUE			118,218	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			113,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16874	POOL	105	04/19/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1478/2147	8/24/2022	WD	U	I	11	100

GRANTOR: WELSH RANDALL JAMES  
GRANTEE: WELSH FAMILY REVOCA  
1432/1286 1/28/2021 LE U I 14 100  
GRANTOR: WELSH RANDALL J  
GRANTEE: WELSH RANDALL J

EXTRA FEATURES																	
L	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	555.00	UT	1.50	1.50	100	1995	1995	3	100	833	
2	0280	POOL R/CON	0	0	16	26	416.00	UT	70.00	70.00	100	2000	2000	3	40	11,648	
3	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	

TOTAL OB/XF														13,201											
LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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	0			00	0.00	0.00	1.05	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,075							

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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	0			00	0.00	0.00	1.05	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,075							