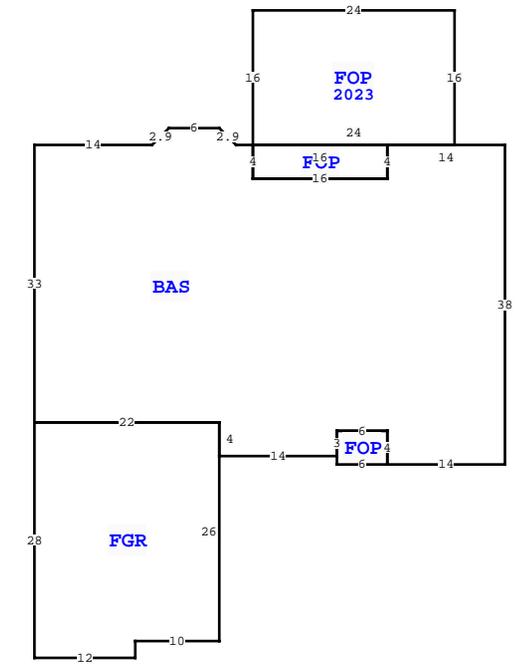


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	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

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%	- 2023								
Heated Area: 1932						HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	210,886
FGR	596	55		328	35,803
FOP	24	30		7	764
FOP	64	30		19	2,074
FOP	384	30	2023	115	12,553
<b>TOTALS</b>	<b>3,000</b>			<b>2,401</b>	<b>262,079</b>

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	2,016.00	UT	2.00	2.00	100	2004	2004	3	100	4,032	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	7.50	7.50	100	2007	2007	3	100	1,875	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF											
6,707											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF											
6,707											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	262,079			
TOTAL MARKET OB/XF VALUE	6,707			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	303,786			
SOH/AGL Deduction	179,397			
ASSESSED VALUE	124,389			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	67,978			
TOTAL JUST VALUE	303,786			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	302,456			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054293	Roof Replacement	26,308	10/21/2025
21684	SFR	535	04/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/932	3/05/2026	LE U	I	I	14	100
GRANTOR: VAUGHN PEGGY E						
GRANTEE: VAUGHN PEGGY E (ENH)						
1471/1236	7/15/2022	WD Q	I	I	01	305,000
GRANTOR: PAPHIDES HOLLY L						
GRANTEE: VAUGHN MICHAEL D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W14 S4 W16 N4 W2 U2L2 W6 D2L2 W14 S33 E22 S4 E14 N3 E6 S4 E14 N38 \$											
FGR=[ORIG=-56,33] S28 E12 N2 E10 N26 W22 \$											
FOP=[ORIG=-14,0] W16 S4 E16 N4 \$											
FOP=[ORIG=-20,37] S1 E6 N4 W6 S3 \$											
FOP=[YR=2023;ORIG=-30,-16] S16 E24 N16 W24 \$											