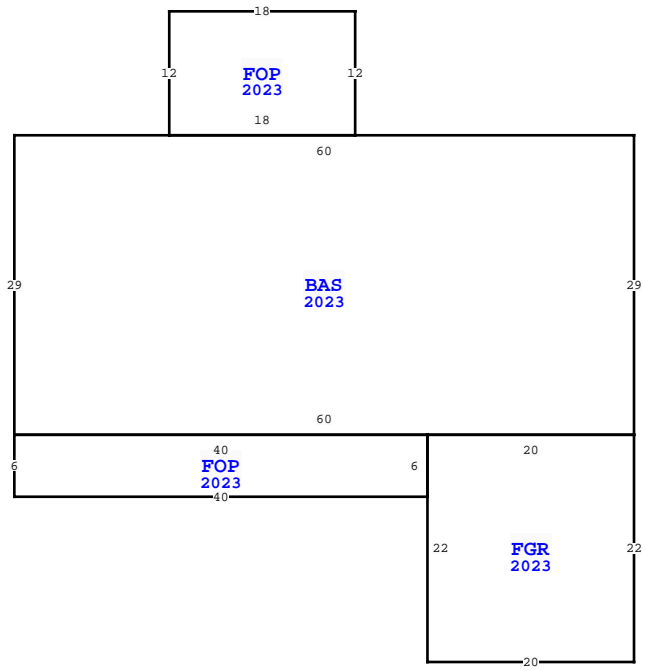


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	2023
FGR	440	55	2023
FOP	216	30	2023
FOP	240	30	2023
TOTALS	2,636		

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: 1740							
					HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			285,787
TOTAL MARKET OB/XF VALUE			2,160
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			322,947
SOH/AGL Deduction			79,348
ASSESSED VALUE			243,599
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			192,188
TOTAL JUST VALUE			322,947
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043816	New Residential C	250,000	03/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/691	10/28/2022	WD	Q	I	01	379,000
GRANTOR: CONNER JAMES M						
GRANTEE: LAW DREW E III						
1449/346	9/30/2021	WD	Q	V	01	32,000
GRANTOR: SWAB JACOB J						
GRANTEE: CONNER JAMES M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2023

TOTAL OB/XF											
2,160											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/14/2026 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=70,20] W60 S29 E60 N29 \$											
FGR=[YR=2023;ORIG=50,49] E20 S22 W20 N22 \$											
FOP=[YR=2023;ORIG=10,49] E40 S6 W40 N6 \$											
POP=[YR=2023;ORIG=25,8] E18 S12 W18 N12 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	