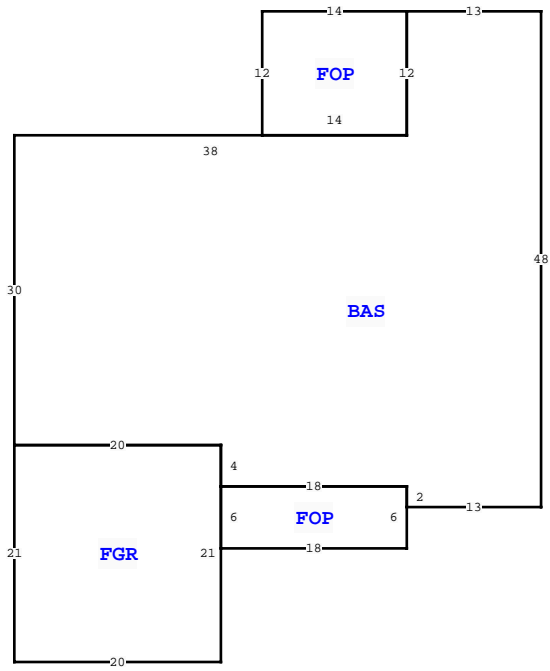


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 80 |
| Interior Floo | 15 | HARDTILE | 20 |
| 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 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 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 | 1,836 | 100 | |
| FGR | 420 | 55 | |
| FOP | 108 | 30 | |
| FOP | 168 | 30 | |
| TOTALS | 2,532 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,149 | 127.4130 | 142.70 | 306,662 | 2019 | 2019 | 0 | 0 | 6.00 | 94.00 | | |
| 1 SINGLE FAM 100% - 2020 Heated Area: 1836 HX Base Yr 2020 | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 288,262 | |
| TOTAL MARKET OB/XF VALUE | | 3,230 | |
| TOTAL LAND VALUE - MARKET | | 35,000 | |
| TOTAL MARKET VALUE | | 326,492 | |
| SOH/AGL Deduction | | 85,788 | |
| ASSESSED VALUE | | 240,704 | |
| TOTAL EXEMPTION VALUE | | 51,411 | |
| BASE TAXABLE VALUE | | 189,293 | |
| TOTAL JUST VALUE | | 326,492 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 329,559 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 37426 | SFR | 873 | 11/09/2018 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1384/2608 | 5/20/2019 | WD Q | Q | I | 01 | 245,000 |
| GRANTOR: 386 DEVELOPMENT LLC | | | | | | |
| GRANTEE: GREG & WYNETTE LYON | | | | | | |
| 1333/0274 | 3/20/2017 | WD Q | Q | V | 01 | 11,000 |
| GRANTOR: WILLIAM R TALMADGE | | | | | | |
| GRANTEE: 386 DEVELOPMENT LLC | | | | | | |

| EXTRA FEATURES | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 2.00 | 2.00 |

| TOTAL OB/XF | | | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|
| 3,230 | | | | | | | | | | | | | | |
| 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 |
| 1 | 0100 | C | SFR | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS= W13 FOP= W14 S12 E14 N12\$ S12 W38 S30 FGR= S21 E20 N21 W20\$ E20 S4 FOP= S6 E18 N6 W18\$ E18 S2 E13 N48\$. | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |