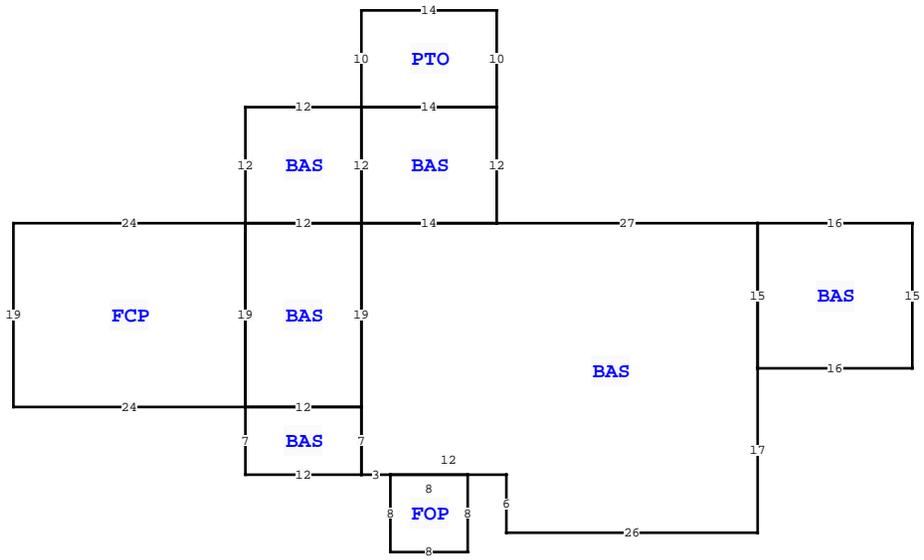




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	0 100
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
1	SINGLE FAM	100%	- 2023								
Heated Area: 2086						HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	10,086
BAS	144	100		144	17,290
BAS	168	100		168	20,172
BAS	228	100		228	27,376
BAS	240	100		240	28,817
BAS	1,222	100		1,222	146,727
FCP	456	25		114	13,688
FOP	64	30		19	2,281
PTO	140	5		7	841
<b>TOTALS</b>	<b>2,746</b>			<b>2,226</b>	<b>267,278</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	0296	SHED METAL	0	100	0	0			0.00	100	0	0	3	100	300	
2	0166	CONC, PAVMT	0	100	0	0			2.00	100	0	0	3	100	3,180	
3	0294	SHED WOOD/	0	100	0	0			0.00	100	0	0	3	100	1,500	
4	0252	LEAN-TO W/	0	100	0	0			0.00	100	2013	2013	3	100	500	
5	0166	CONC, PAVMT	0	100	3	21			2.00	100	2021	2020		100	126	
6	0296	SHED METAL	0	100	0	0			150.00	100	2021	2020		100	150	
7	0166	CONC, PAVMT	0	100	12	90			2.00	100	2021	2020		100	2,160	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		267,278	
TOTAL MARKET OB/XF VALUE		7,916	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		297,694	
SOH/AGL Deduction		10,537	
ASSESSED VALUE		287,157	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		235,746	
TOTAL JUST VALUE		297,694	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048968	Roof Replacement	28,000	01/05/2024
08666	SFR	0	09/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/1706	5/15/2020	WD	Q	I	01	233,000
GRANTOR: JAMES INGLESE						
GRANTEE: ERIK CHIEUW & EMMA						
1384/1285	5/13/2019	WD	U	I	37	50,000
GRANTOR: JOHN & REGINA DUPLER						
GRANTEE: JAMES INGLESE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 BAS= N12 PTO= N10 W14 S10 E14\$ W14 S12 E14\$ W14 BAS= N12 W12 S12 E12\$ BAS= W12 FCP= W24 S19 E24 N19\$ S19 E12 N19\$ S19 BAS= W12 S7 E12 N7\$ S7 E3 FOP= S8 E8 N8 W8\$ E12 S6 E26 N17 BAS= E16 N15 W16 S15\$ N15\$.	