

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,852	100	
FCP	525	25	
FOP	126	30	
FSP	220	40	
FST	132	55	
FUS	775	100	
UOP	375	20	
TOTALS	4,005		

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%	2003		380,061	1985	1985	0	0	35.00	65.00
Heated Area: 2627											
HX Base Yr 2003											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,040	
TOTAL MARKET OB/XF VALUE		4,698	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		274,238	
SOH/AGL Deduction		108,542	
ASSESSED VALUE		165,696	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		114,285	
TOTAL JUST VALUE		274,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,238	
SALE:4:1: DISTRESS SALE			
SALE:3:1: LOT 3, INDIANWOOD UNIT 11			
SALE:2:1: LOT 3, INDIAN WOOD UNIT II			
SALE:1:1: LOT 3 INDIANWOOD UNIT 11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/2534	7/01/2002	WD	Q	I		134,000
GRANTOR: LESLIE						
GRANTEE: GASTON & GLENDA MCC						
0935/1599	9/06/2001	WD	Q	I		118,000
GRANTOR: CHRISTOPHER & SUSAN M						
GRANTEE: MICHAEL & BILLIE LE						

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
3	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0080	DECKING	0	100	18	16	128.00	UT	3.50	3.50	100	2000	2000	3	100	448	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

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

BUILDING DIMENSIONS									
BAS= W9 FSP= N10 W22 S10 E22\$ W22 S20 FST= S6 E22 N6 W22\$ E22 S6 FCP= W22S21 E25 N21 W3\$ E3 FOP= S18E7 N18 W7\$ E20 N18 E11 S10 E17N28 W17 UOP= N15 W25 S15 E25\$ W25 S10\$ PTR=N30 FUS= N31 W25 S31E25\$ S30\$.									

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	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							