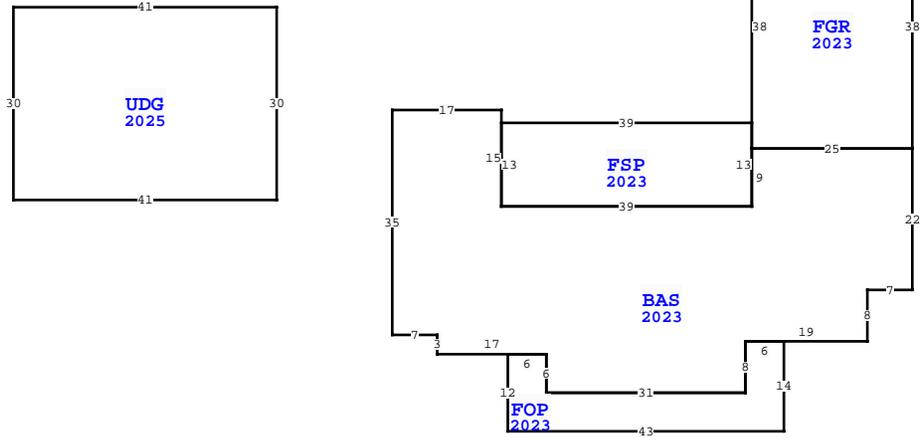


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 02
NEIGHBORHOOD/LOC	16717.020	1.00/

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 2400		HX Base Yr 2023			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2023	2,400	319,984
FGR	950	55	2023	522	69,597
FOP	342	30	2023	103	13,732
FSP	507	40	2023	203	27,065
UDG	1,230	55	2025	676	90,129
TOTALS	5,429			3,904	520,507

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	0260	PAVEMENT-A	0	100	0	0	UT	1.60	1.60	100	2023	2022		100	2,080	
2	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2023	2022		100	1,800	
3	0262	PRCH,FOP	0	100	0	0	UT	4,800.00	4,800.00	100	2025	2024		100	4,800	
4	0251	LEAN TO W/	0	100	20	40	UT	9.00	9.00	100	2026	2025		100	7,200	

TOTAL OB/XF										
15,880										

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

TOTAL OB/XF										
15,880										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			520,507
TOTAL MARKET OB/XF VALUE			15,880
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			621,387
SOH/AGL Deduction			188,188
ASSESSED VALUE			433,199
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			381,788
TOTAL JUST VALUE			621,387
NCON VALUE			7,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			595,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052578	Storage Building	14,000	03/13/2025
000042630	New Residential C	429,250	08/26/2021
000042632	Storage Building	81,200	08/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/465	2/10/2021	WD Q	Q	V	01	67,500
GRANTOR: BEMBRY BUILDERS INC						
GRANTEE: HICKS JAMES LARRY						
1083/1261	4/07/2006	WD Q	Q	V		67,800
GRANTOR: SUMMERS						
GRANTEE: BEMBRY BUILDERS INC						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2023;ORIG=70,20] W25 S9 W39 N15 W17 S35 E7 S3 E17 S6 E31 N8 E19 N8 E7 N22 \$										
FGR=[YR=2023;ORIG=45,-18] E25 S38 W25 N38 \$										
FSP=[YR=2023;ORIG=6,16] E39 S13 W39 N13 \$										
FOP=[YR=2023;ORIG=50,50] W6 S8 W31 N6 W6 S12 E43 N14 \$										
UDG=[YR=2025;ORIG=-70,-2] E41 S30 W41 N30 \$										