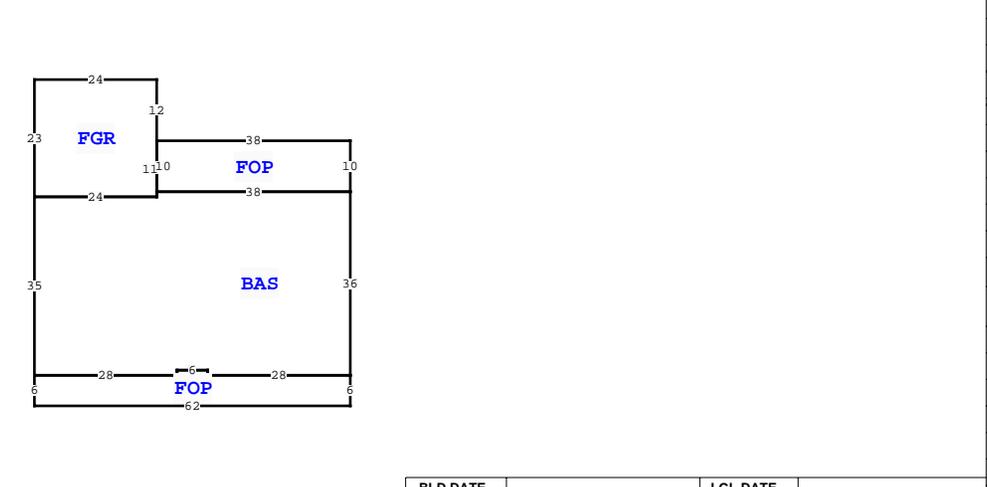


| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 3,961 | 116.9355 | 133.31 | 528,041 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 | | |
| 1 SINGLE FAM 100% - 2023 Heated Area: 2852 HX Base Yr 2023 | | | | | | | | | | | | | |



| Quality | 07 | 07 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 02 | | | |
| NEIGHBORHOOD/LOC | 16717.020 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 650 | 100 | | 650 | 71,055 |
| BAS | 2,202 | 100 | | 2,202 | 240,710 |
| FGR | 552 | 55 | | 304 | 33,231 |
| FGR | 1,050 | 55 | | 578 | 63,183 |
| FOP | 378 | 30 | | 113 | 12,352 |
| FOP | 380 | 30 | | 114 | 12,462 |
| TOTALS | 5,212 | | | 3,961 | 432,994 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 432,994 | |
| TOTAL MARKET OB/XF VALUE | | 6,834 | |
| TOTAL LAND VALUE - MARKET | | 85,000 | |
| TOTAL MARKET VALUE | | 524,828 | |
| SOH/AGL Deduction | | 219,271 | |
| ASSESSED VALUE | | 305,557 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 254,146 | |
| TOTAL JUST VALUE | | 524,828 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 507,415 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000052381 | Roof Replacement | 25,000 | 02/19/2025 |
| 28096 | GARAGE | 235 | 09/22/2009 |
| 24528 | SFR | 690 | 05/17/2006 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1472/2761 | 8/01/2022 | WD Q | Q | I | 01 | 520,000 |

GRANTOR: THIERY LARA ANNETTE
GRANTEE: MCDONALD TERENCE D
1345/1877 9/27/2017 WD U I 11 0
GRANTOR: CHRISTOPHER CALEB JOH
GRANTEE: LARA ANNETTE THIERY

| BUILDING NOTES | |
|--|--|
| <p>BUILDING DIMENSIONS</p> <p>BAS=[ORIG=0,0] W38 S1 W24 S35 E28 N1 E6 S1 E28 N36 \$</p> <p>FGR=[ORIG=0,-50] N35 W30 S35 E30 \$</p> <p>BAS=[ORIG=50,-50] E10 N8 E10 N19 W30 S19 E10 S8 \$</p> <p>FGR=[ORIG=-38,-10] N12 W24 S23 E24 N11 \$</p> <p>FOP=[ORIG=0,0] N10 W38 S10 E38 \$</p> <p>FOP=[ORIG=-62,36] S6 E62 N6 W28 N1 W6 S1 W28 \$</p> | |

| 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 | 270.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 810 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 6,620.00 | UT | 1.30 | 1.30 | 70 | 2010 | 2010 | 3 | 70 | 6,024 | |

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