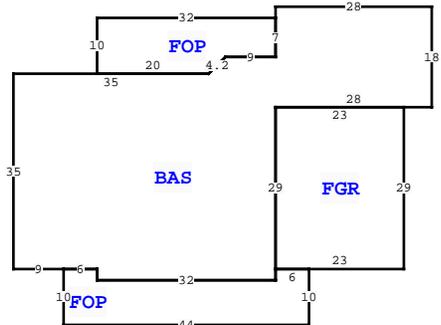
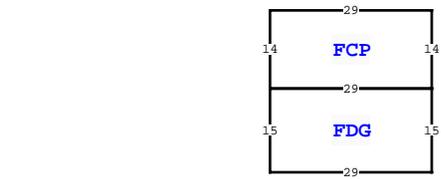




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units		0	100		
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	2,245	100		2,245	291,428
FCP	406	25		102	13,241
FDG	435	60		261	33,881
FGR	667	55		367	47,641
FOP	289	30		87	11,294
FOP	376	30		113	14,668
TOTALS	4,418			3,175	412,153

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,175	123.7720	141.10	447,992	2017	2017	0	0	8.00	92.00
1 SINGLE FAM 100% - 2018 Heated Area: 2245 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			412,153	
TOTAL MARKET OB/XF VALUE			41,954	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			539,107	
SOH/AGL Deduction			204,223	
ASSESSED VALUE			334,884	
TOTAL EXEMPTION VALUE			HX HB SX 101,411	
BASE TAXABLE VALUE			233,473	
TOTAL JUST VALUE			539,107	
NCON VALUE			20,500	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			501,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053131	Storage Building	24,349	05/19/2025
40063	POOL	0	06/29/2020
34584	GARAGE	234	10/21/2016
34583	SFR	1,244	10/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/1868	8/19/2016	WD Q	Q	V	01	55,000
GRANTOR: BRENDA C FORRESTER (A)						
GRANTEE: GREGG HENRY & MELIS						
1076/2227	2/25/2006	WD Q	Q	V		77,700
GRANTOR: NEVIN G SUMMERS						
GRANTEE: BRENDA C FORRESTER						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0166	CONC, PAVMT	0	100	0	0	2,980.00	UT	2.00	2.00	100	2017	2017	3	100	5,960		04/14/2026	MLU
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200			
3	0280	POOL R/CON	0	100	0	1	476.00	UT	33.00	33.00	100	2021	2020		91	14,294			
4	0030	BARN, MT	0	100	0	0	1.00	UT	20,500.00	20,500.00	100	2026	2025		100	20,500			
TOTALS																	41,954		

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							