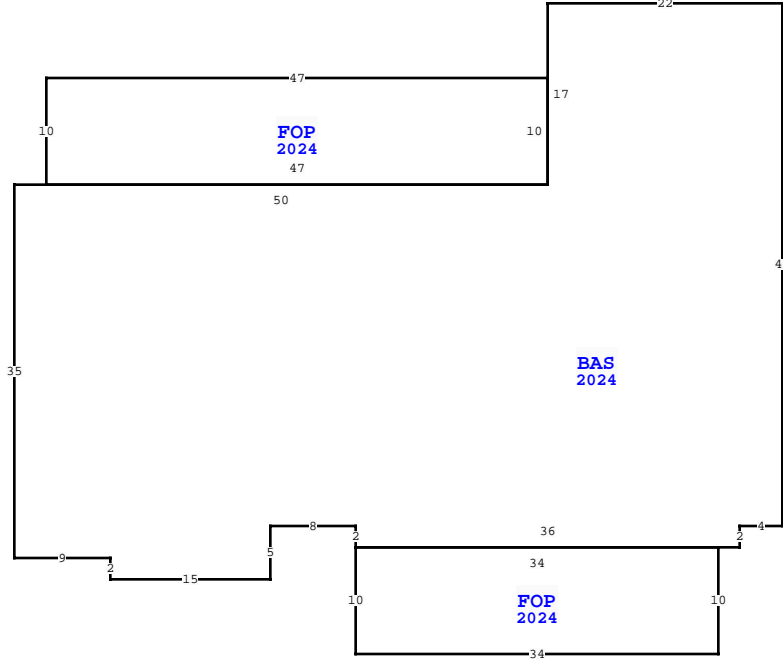


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	17416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,852	100	2024
FOP	340	30	2024
FOP	470	30	2024
TOTALS	3,662		

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% - 2024		124.94	386,689	2023	2023	0	0	2.00	98.00	
			Heated Area: 2852			HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			378,955	
TOTAL MARKET OB/XF VALUE			37,580	
TOTAL LAND VALUE - MARKET			74,160	
TOTAL MARKET VALUE			490,695	
SOH/AGL Deduction			76,018	
ASSESSED VALUE			414,677	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			363,266	
TOTAL JUST VALUE			490,695	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			494,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046492	New Residential C	350,000	02/10/2023
000044512	Electrical Servic	0	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1991	9/01/2021	WD Q	Q	V	01	33,900
GRANTOR: WHISPERING BRANCHES L						
GRANTEE: BROOKS AUSTIN CHANC						
1446/1988	9/01/2021	WD U	U	V	11	100
GRANTOR: CA BOONE CONSTRUCTION						
GRANTEE: BROOKS AUSTIN CHANC						

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	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2023	2022		100	4,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	100	2023	2022		100	3,200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2024	2023		100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	100	2024	2023		100	1,500	
5	0040	BARN, POLE	0	100	40	84	3,360.00	UT	8.00	100	2024	2023		100	26,880	

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	10.30	AC		1.00	1.00	0.60	6,000.00	3,600.00	37,080							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	10.30	AC		1.00	1.00	0.60	6,000.00	3,600.00	37,080							
													TOTAL OB/XF					37,580						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=67,12] W22 S17 W50 S35 E9 S2 E15 N5 E8 S2 E36 N2 E4 N49 \$												
FOP=[YR=2024;ORIG=-2,19] E47 S10 W47 N10 \$												
FOP=[YR=2024;ORIG=27,63] E34 S10 W34 N10 \$												