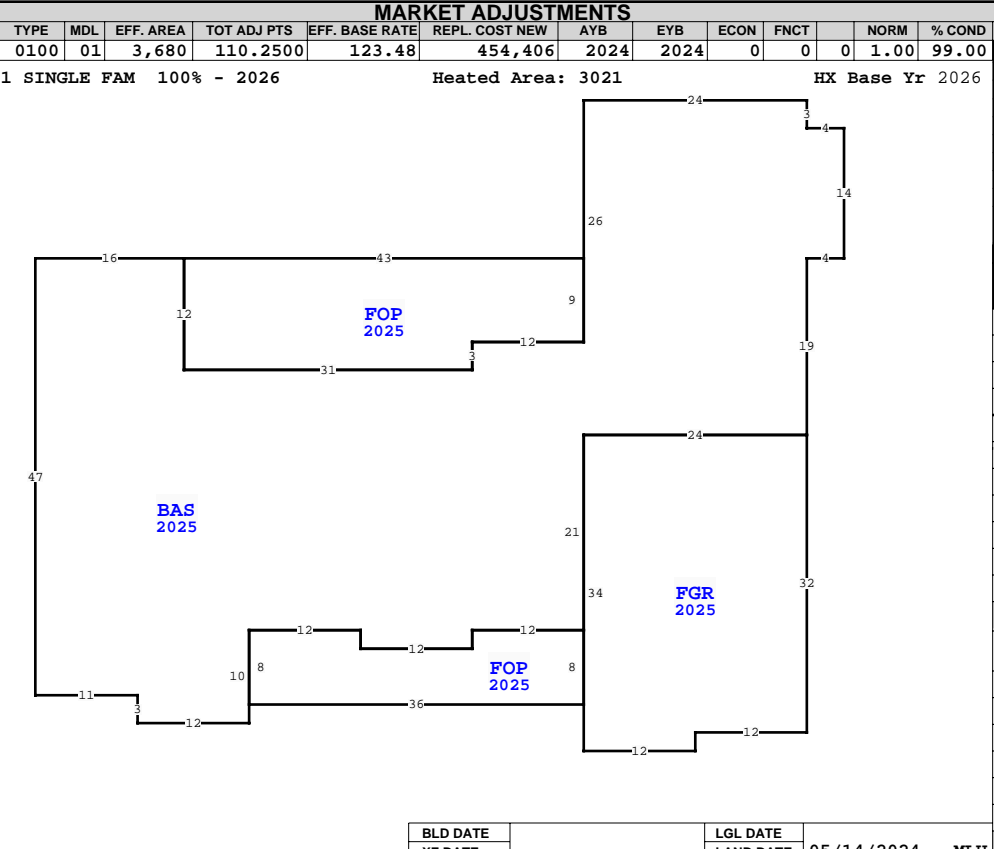


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,021	100	2025
FGR	792	55	2025
FOP	264	30	2025
FOP	480	30	2025
TOTALS	4,557		

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%	- 2026		454,406	2024	2024	0	0	1.00	99.00
Heated Area: 3021 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			449,862
TOTAL MARKET OB/XF VALUE			8,280
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			542,142
SOH/AGL Deduction			0
ASSESSED VALUE			542,142
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			490,731
TOTAL JUST VALUE			542,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			546,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054455	Swimming Pool and	84,600	11/12/2025
000049218	New Residential C	200,000	02/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/37	11/12/2021	WD	Q	V	01	75,000
GRANTOR: O'NEAL JOHN G						
GRANTEE: KLAMFOTH JEFF						
1404/2613	2/03/2020	WD	Q	V	01	59,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: JOHN G & BRANDI G O						

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
1	0166	CONC, PAVMT	0	100	0	0		3.00	100	2025	2024

TOTAL OB/XF											
8,280											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/14/2024 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=-30,-10] W24 S26 W12 S3 W31 N12 W16 S47 E11 S3 E12 N10 E12 S2 E12 N2 E12 N21 E24 N19 E4 N14 W4 N3 \$											
FOP=[YR=2025;ORIG=-54,7] W43 S12 E31 N3 E12 N9 \$											
FOP=[YR=2025;ORIG=-54,47] W12 S2 W12 N2 W12 S8 E36 N8 \$											
FGR=[YR=2025;ORIG=-30,26] W24 S34 E12 N2 E12 N32 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT	1.00