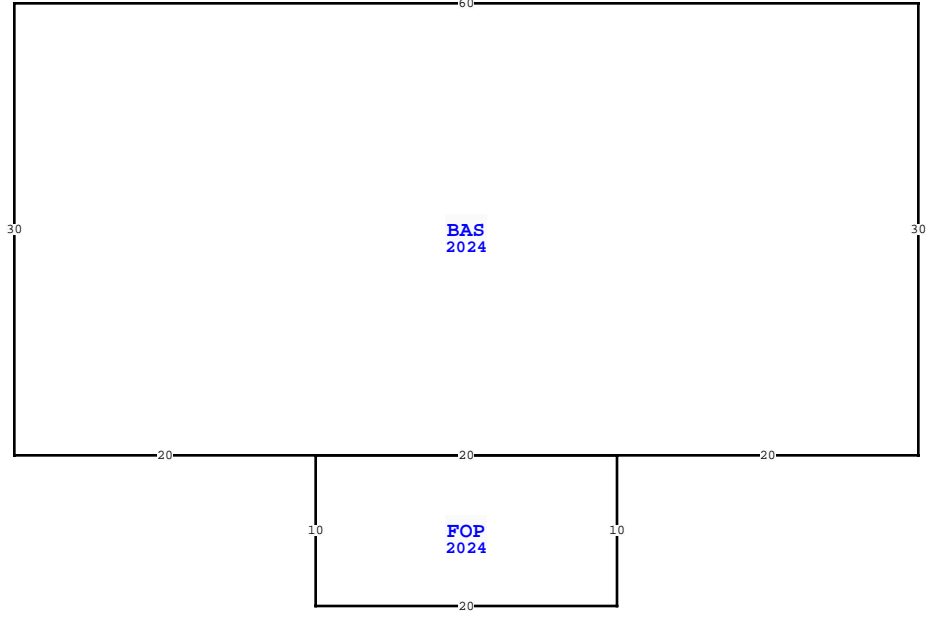


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	02
NEIGHBORHOOD/LOC	17617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	2024
FOP	200	30	2024
TOTALS	2,000		

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		Heated Area: 1800					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		229,709	
TOTAL MARKET OB/XF VALUE		20,120	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		314,829	
SOH/AGL Deduction		105,030	
ASSESSED VALUE		209,799	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		158,388	
TOTAL JUST VALUE		314,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,173	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053503	Electrical Servic		07/02/2025
000044428	New Residential C	262,740	05/16/2022
41125	STORAGE		01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1564	9/12/2018	WD	Q	V	01	24,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: PHILIP & TERA BELL						
1367/1614	8/24/2018	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUBRANDY LIMITED PA						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	222,299
FOP	200	30	2024	60	7,410
TOTALS	2,000			1,860	229,709

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0	100	40	52	1.00	UT	18,720.00	100	2021
2	0251	LEAN TO W/	0	100	10	40	1.00	UT	1,400.00	100	2021

TOTAL OB/XF											
20,120											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	GARAGE U	0	100	40	52	1.00	UT	18,720.00	100	2021
2	0251	LEAN TO W/	0	100	10	40	1.00	UT	1,400.00	100	2021

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=60,10] S30 E20 E20 E20 N30 W60 \$											
FOP=[YR=2024;ORIG=80,40] S10 E20 N10 W20 \$											

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		A-1	0.00	0.00	1.00	LT	1.00