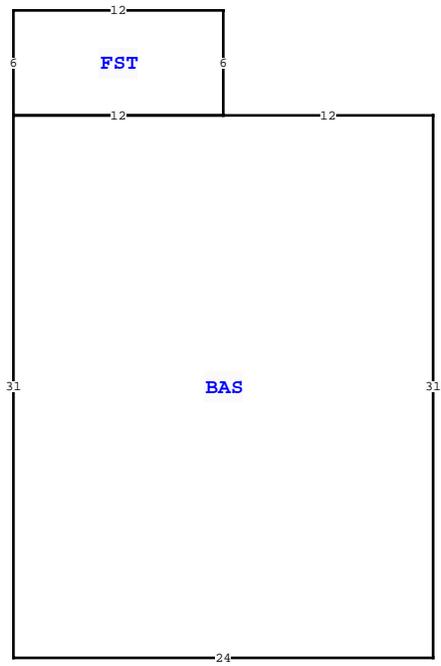


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
05	AVERAGE 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
15	HARDTILE 80		
12	HARDWOOD 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 1 100		
	Bathrooms 1 100		
	Frame 02 WOOD FRAME 100		
1.	1. 100		
05	CONV 100		
	Units 0 100		
05	05		
5000	IMPROVED AG		
	MAP NUM	MKT AREA	02
	NEIGHBORHOOD/LOC	17717.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744 84,530
FST	72	55	40 4,544
TOTALS	816		784 89,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	784	119.0000	135.66	106,357	2012	2012	0	0	16.25	83.75
1 SINGLE FAM 100% - 2024 Heated Area: 744 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,074	
TOTAL MARKET OB/XF VALUE		37,545	
TOTAL LAND VALUE - MARKET		252,855	
TOTAL MARKET VALUE		159,426	
SOH/AGL Deduction		1,065	
ASSESSED VALUE		158,361	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		106,950	
TOTAL JUST VALUE		379,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054120	Electrical Servic		09/22/2025
000050881	Electrical Servic	0	09/23/2024
000042859	Roof Replacement	7,092	09/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/196	5/15/2024	QC	U	I	11	0
GRANTOR: BELFLOWER JOHN T II						
GRANTEE: BELFLOWER SHERIE AN						
1516/1806	5/15/2024	QC	U	V	11	100
GRANTOR: BELFLOWER JOHN T II						
GRANTEE: BELFLOWER SHERI AND						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN,POLE	0 100	30	30	900.00	UT	7.50	7.50	100	2012
2	0020	BARN,FR	0 100	0	0	1.00	UT	0.00	0.00	100	2012
3	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2009
4	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100	
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100	
6	0040	BARN,POLE	0 100	45	45	1.00	UT	5,000.00	5,000.00	100	2013
7	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2017
8	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013
9	0001	RES MISC	0 100	0	0	1.00	UT	4,995.00	4,995.00	100	2021
10	0040	BARN,POLE	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2024

TOTAL OB/XF											
37,545											
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	3.66	AC	1.00
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.47	AC	1.00
3	9600	C	WASTELAND	100					3.00	AC	1.00
4	6200	A	PASTURE 3	100					38.47	AC	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS= W12 FST= N6 W12 S6 E12S W12 S31 E24 N31S.											

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	3.66	AC	1.00
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.47	AC	1.00
3	9600	C	WASTELAND	100					3.00	AC	1.00
4	6200	A	PASTURE 3	100					38.47	AC	1.00