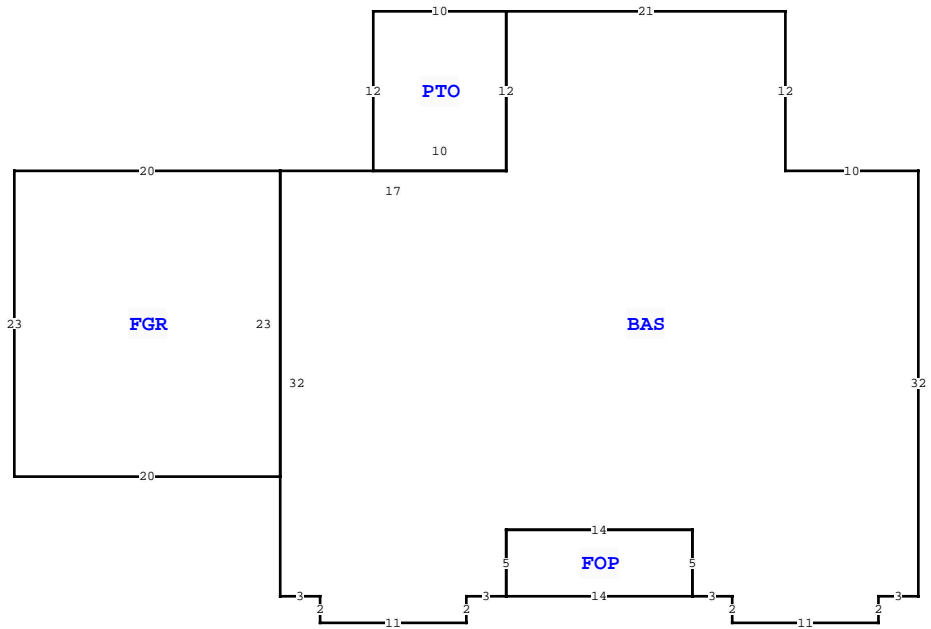


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

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%	2015								
Heated Area: 1762 HX Base Yr 2015											



MAP NUM	MKT AREA	06				
18417.010	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,762	100		1,762	164,844
	FGR	460	55		253	23,669
	FOP	70	30		21	1,965
	PTO	120	5		6	561
<b>TOTALS</b>		<b>2,412</b>			<b>2,042</b>	<b>191,039</b>

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	0166	CONC, PAVMT	0	100	0	0	1,614.00	UT	1.50	1.50	100	1995	1995	3	100	2,421	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
4	0280	POOL R/CON	0	100	16	36	576.00	UT	70.00	70.00	100	2020	2020	3	91	36,691	

TOTAL OB/XF											
42,612											

LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF											
42,612											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			191,039
TOTAL MARKET OB/XF VALUE			42,612
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			256,151
SOH/AGL Deduction			76,615
ASSESSED VALUE			179,536
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			128,125
TOTAL JUST VALUE			256,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055249	Storage Building	22,650	03/17/2026
000055036	Right-of-Way Acce		02/18/2026
40112	POOL	0	07/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0704	5/06/2020	WD	U	I	11	0

BUILDING NOTES						
GRANTOR: AUDREY S BULLARD						
GRANTEE: RUARK HANOVER & HOL						
1289/0198	2/10/2015	CD	U	I	11	0
GRANTOR: AUDREY S BULLARD						
GRANTEE: RUARK HANOVER & HOL						

BUILDING DIMENSIONS											
BAS= W10N12 W21 PTO= W10 S12E10 N12\$ S12 W17 FGR= W20 S23E20 N23\$ S32 E3 S2 E11 N2 E3 FOP= E14 N5 W14 S5\$ N5 E14 S5E3 S2 E11 N2 E3 N32\$.											