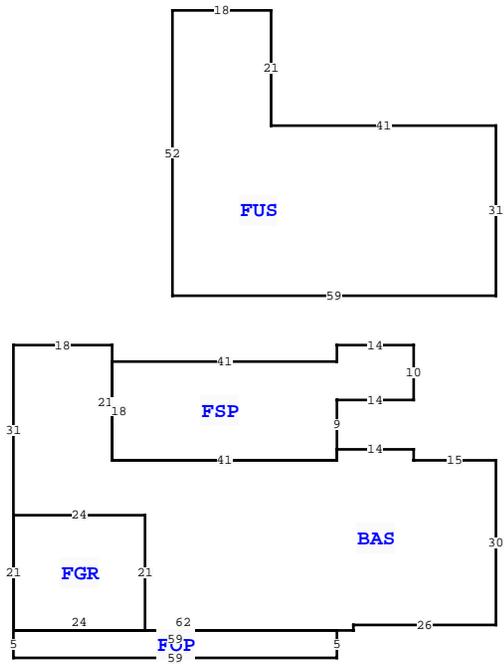




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,108	100
FGR	504	55
FOP	295	30
FSP	878	40
FUS	2,207	100
TOTALS	6,992	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	6,031	98.9982	112.86	680,659	1971	1971	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2016 Heated Area: 5315 HX Base Yr 2016													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	442,428	
TOTAL MARKET OB/XF VALUE	23,617	
TOTAL LAND VALUE - MARKET	82,532	
TOTAL MARKET VALUE	477,335	
SOH/AGL Deduction	205,378	
ASSESSED VALUE	271,957	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	220,546	
TOTAL JUST VALUE	548,577	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	540,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12441	SFR	420	04/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1436	5/24/2019	WD	U	I	30	100
GRANTOR: ANDREW T NELSON						
GRANTEE: ANDREW T NELSON & R						
1385/1434	5/20/2019	WD	U	I	11	100
GRANTOR: RACHEL VANN NELSON						
GRANTEE: ANDREW T NELSON						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	1971	1971	3	40	14,336	
3	0070	CARPORT UF	0	100	21	504.00	UT	3.30	3.30	100	0	0	3	100	1,663	
4	0070	CARPORT UF	0	100	24	864.00	UT	2.50	2.50	100	0	0	3	100	2,160	
5	0210	GARAGE U	0	100	24	576.00	UT	3.40	3.40	100	0	0	3	100	1,958	
6	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
7	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF													
23,617													

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 N2 W14 FSP= N9 E14 N10 W14 S3 W41 S18 E41 N2\$ S2 W41 N21 W18 S31 FGR= E24 S21 W24 N21\$ S21 FOP= S5 E59 N5 W59\$ E62 N1 E26 N30\$ PTR=N30 FUS= N31 W41 N21 W18 S52 E59\$S30\$.									

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	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.17	AC		1.00	1.00	1.00	280.00	280.00	2,288							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.17	AC		1.00	1.00	1.00	9,000.00	9,000.00	73,530							
4	9400	C	RIGHTOFWAY	0		A-1	60.00	140.00	0.19	AC		1.00	1.00	1.00	10.00	10.00	2							