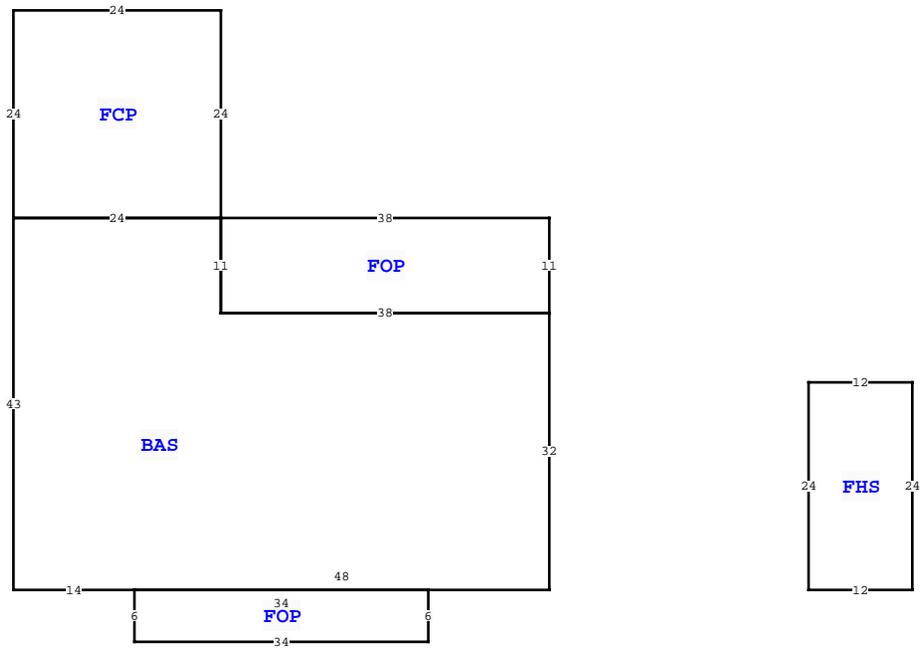




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,248	100	
FCP	576	25	
FHS	288	60	
FOP	204	30	
FOP	418	30	
TOTALS	3,734		

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%	- 2017		361,812	2016	2016	0	0	9.00	91.00
Heated Area: 2536						HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	329,249			
TOTAL MARKET OB/XF VALUE	64,456			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	472,150			
SOH/AGL Deduction	150,792			
ASSESSED VALUE	321,358			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	269,947			
TOTAL JUST VALUE	503,815			
NCON VALUE	36,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	456,841			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40341	POOL	0	08/11/2020
33843	SFR	1,017	03/14/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0711	1/07/2016	WD Q	Q	V	01	22,500

GRANTOR: ANDERSON COLUMBIA CO
GRANTEE: JOSHUA & BROOKE MCD

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	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
4	0040	BARN, POLE	0	100	23	40	1.00	UT	0.00	100	2019	2019	3	100	4,000	
5	0296	SHED METAL	0	100	23	40	1.00	UT	0.00	100	2019	2019	3	100	500	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	400	
8	0280	POOL R/CON	0	100	13	29	377.00	UT	56.00	100	2023	2022		95	20,056	
9	0030	BARN, MT	0	100	40	90	1.00	UT	36,000.00	100	2026	2025		100	36,000	

BUILDING NOTES		
BLD DATE: 05/06/2026 MLU		
LGL DATE: 05/06/2026 MLU		
LAND DATE: 05/06/2026 MLU		
AG DATE: 05/06/2026 MLU		

BUILDING DIMENSIONS	
BAS= N32 FOP= N11 W38 S11 E38\$ W38 N11 FCP= N24 W24 S24 E24\$ W24 S43 E14 FOP= S6 E34 N6 W34\$ E48 \$ PTR= E30 FHS= E12 N24 W12 S24\$ W30\$.	

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	7.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,110							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							