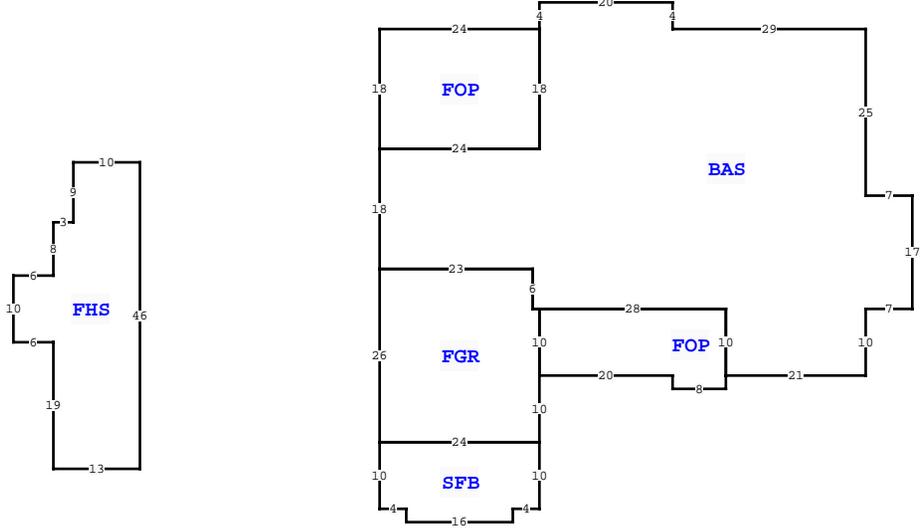


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	03	03 100

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: 3808 HX Base Yr 2024												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100		2,905	526,581
FGR	618	55		340	61,631
FHS	631	60		379	68,700
FOP	296	30		89	16,133
FOP	432	30		130	23,565
SFB	272	80		218	39,516
<b>TOTALS</b>	<b>5,154</b>			<b>4,061</b>	<b>736,126</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	1,740.00	UT	3.00	3.00	100	2022	2021		100	5,220	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

TOTAL OB/XF												
6,420												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

TOTAL OB/XF												
6,420												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	736,126			
TOTAL MARKET OB/XF VALUE	6,420			
TOTAL LAND VALUE - MARKET	140,000			
TOTAL MARKET VALUE	882,546			
SOH/AGL Deduction	26,826			
ASSESSED VALUE	855,720			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	799,309			
TOTAL JUST VALUE	882,546			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	877,175			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041305	New Residential C	342,300	05/21/2021
041305	SFR		02/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1178	5/15/2023	WD Q	Q	I	01	1,070,000
GRANTOR: PAPKA BRIAN						
GRANTEE: FORTINER MICHAEL						
1422/0643	10/16/2020	WD Q	Q	V	01	70,000
GRANTOR: CRISSA GILLETTE						
GRANTEE: BRIAN PAPKA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=50,10] S18 W24 S18 E23 S6 E1 E28 S10 E21 N10 E7 N17 W7 N25 W29 N4 W20 S4 \$												
FGR=[ORIG=26,46] S26 E24 N10 N10 W1 N6 W23 \$												
FOP=[ORIG=26,10] S18 E24 N18 W24 \$												
FOP=[ORIG=50,52] S10 E20 S2 E8 N2 N10 W28 \$												
SFB=[ORIG=26,72] S10 E4 S2 E16 N2 E4 N10 W24 \$												
FHS=[ORIG=-20,30] S9 W3 S8 W6 S10 E6 S19 E13 N46 W10 \$												