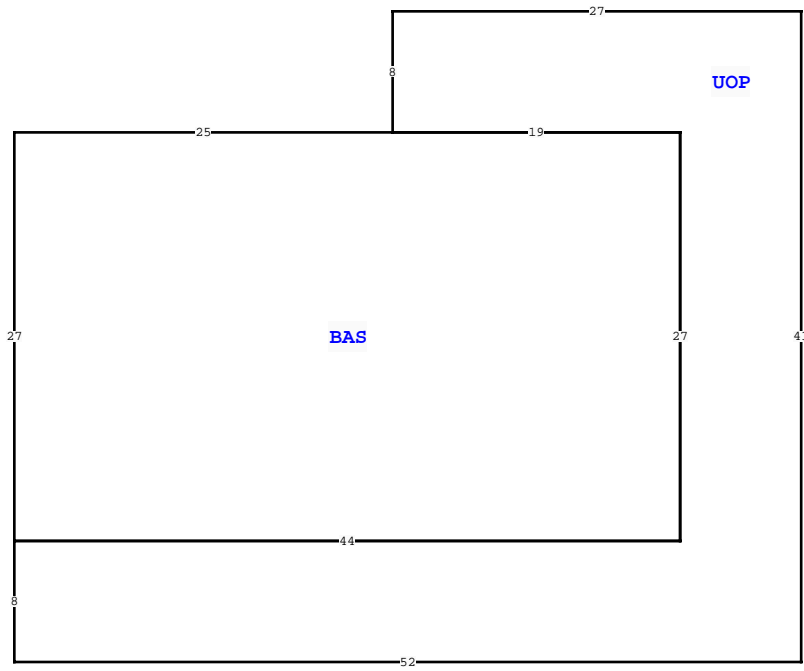


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
UOP	848	25	
TOTALS	2,036		1,400

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2022								
					Heated Area: 1188			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			94,748
TOTAL MARKET OB/XF VALUE			12,000
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			128,994
SOH/AGL Deduction			29,545
ASSESSED VALUE			99,449
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,038
TOTAL JUST VALUE			206,748
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,548

SALE:10:1: SALE INC RE# 03865-021			
LAND:1:1: 5.0 AC			
SALE:1:1: SALE INCLUDES RE 03865-022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22022	M H	322	06/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/429	5/13/2021	WD Q	Q	I	01	179,000
GRANTOR: LINTON BRIAN						
GRANTEE: NESSELT THOMAS M						
1428/980	1/06/2021	CT U	I	18		62,600
GRANTOR: RICHARDS LISA V						
GRANTEE: LINTON BRIAN						

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
1	0070	CARPOT UF	0	100	0	0	0	0.00	0.00	100	2008	2008
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100		
4	0327	STABLES-SM	0	100	0	0	0	0.00	0.00	100	2008	2008
5	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2008	2008
6	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2008	2008
7	0296	SHED METAL	0	100	0	0	0	400.00	400.00	100	2026	2025
8	0296	SHED METAL	0	100	0	0	0	600.00	600.00	100	2026	2025

TOTAL OB/XF												
12,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.40	LT		1.00
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	8.02	AC		1.00
3	9910	M	MKT.VAL.AG	100					1.60	LT		1.00

BUILDING NOTES												
BAS= W25 S27 UOP= S8 E52 N43 W27 S8 E19 S27 W44\$ E44 N27 W19\$.												

BUILDING DIMENSIONS												
BAS= W25 S27 UOP= S8 E52 N43 W27 S8 E19 S27 W44\$ E44 N27 W19\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.40	LT		1.00
2	6200	A	PASTURE 3	100		A-1	0.00	0.00	8.02	AC		1.00
3	9910	M	MKT.VAL.AG	100					1.60	LT		1.00