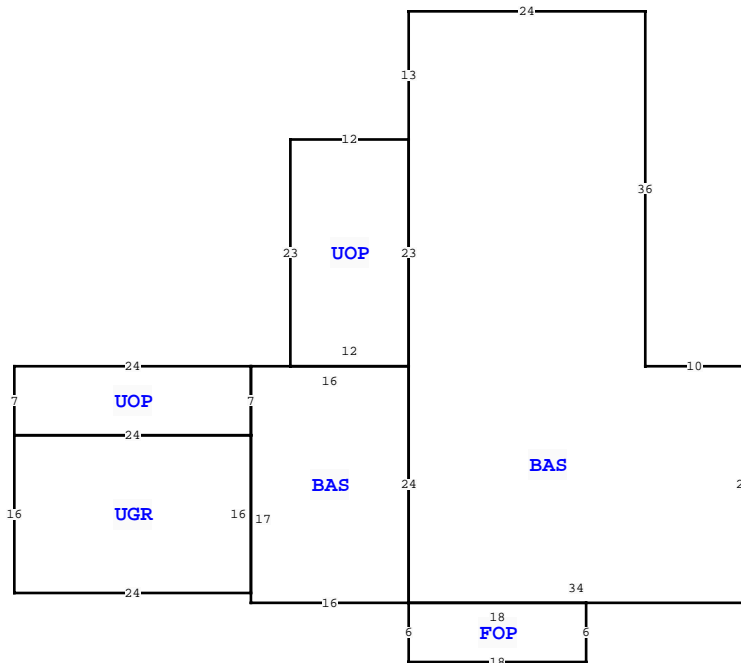


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,358	113.6800	127.32	300,221	1984	1984	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2064 HX Base Yr														



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
18717.010	1.00/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	31,779
BAS	1,680	100		1,680	139,034
FOP	108	30		32	2,648
UGR	384	45		173	14,317
UOP	168	20		34	2,814
UOP	276	20		55	4,552
TOTALS	3,000			2,358	195,144

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		195,144	
TOTAL MARKET OB/XF VALUE		956	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		261,100	
SOH/AGL Deduction		139,255	
ASSESSED VALUE		121,845	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		70,434	
TOTAL JUST VALUE		261,100	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30922	MAINT/ALTR	40	04/08/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/0759	4/13/1997	QC	Q	V	01	100
GRANTOR: ANA MARIA TEPEDINO, C						
GRANTEE: RICHARD ALAN & NANCY						
0857/0760	4/10/1997	QC	Q	V	01	100
GRANTOR: ANA MARIA TEPEDINO, C						
GRANTEE: RICHARD ALAN & NANCY						

EXTRA FEATURES																		
L	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	24	21	UT	1.50	1.50	100	1993	1993	3	100	756			
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200			
TOTALS														3,000		2,358	195,144	

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
INC DATE			
LAND DATE			
AG DATE			
05/07/2026 MLU			

BUILDING DIMENSIONS	
BAS= W24 S13 UOP= W12 S23 E12 N23\$ S23 BAS= W16 UOP= W24 S7 E24 N7\$ S7 UGR= W24 S16 E24 N16\$ S17 E16 N24\$ S24 FOP= S6 E18N6 W18\$ E34 N24 W10 N36\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	65,000.00	65,000.00	65,000							