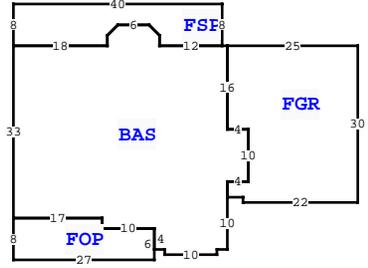
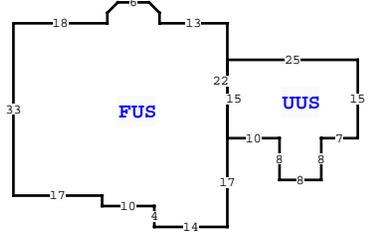




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Architactual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

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%	2005		468,889	2004	2004	0	0	21.00	79.00	Heated Area: 3036 HX Base Yr 2005	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100		1,543	149,702
FGR	707	55		389	37,741
FOP	196	30		59	5,724
FSP	284	40		114	11,060
FUS	1,493	100		1,493	144,850
UUS	439	50		220	21,344
TOTALS	4,662			3,818	370,422

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2004	2004	3	100	2,750	
2	0166	CONC,PAVMT	0	100	30	30	900.00	UT	2.00	2.00	100	2004	2004	3	100	1,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

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	5.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,520							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			370,422
TOTAL MARKET OB/XF VALUE			6,150
TOTAL LAND VALUE - MARKET			62,520
TOTAL MARKET VALUE			439,092
SOH/AGL Deduction			162,478
ASSESSED VALUE			276,614
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			225,203
TOTAL JUST VALUE			439,092
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050136	Roof Replacement	10,000	09/09/2025
20433	SFR	510	02/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/906	2/09/2026	WD	U	I	11	100
GRANTOR: BEDENBAUGH MICHAEL B						
GRANTEE: BEDENBAUGH MICHAEL						
1560/902	2/09/2026	WD	U	I	11	100
GRANTOR: BEDENBAUGH MICHAEL BR						
GRANTEE: BEDENBAUGH MICHAEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W1 FSP= N8 W40 S8 E18 N2 R2 U2 E6 D2 R2 S2 E12\$ W12 N2 L2 U2 W6 D2 L2 S2 W18 S33 FOP= S8 E27 N6 W10 N2 W17\$ E17 S2 E10 S4 E2 S1 E10 N1 E2 N10 FGR= E3 S1 E22 N30 W25 S16 E4 S10 W4 S3\$ N3 E4 N10 W4 N16\$ PTR= N40 FUS= N17 UUS= E10 S8 E8 N8 E7 N15 W25 S15\$ N22 W13 N2 L2 U2 W6 D2 L2 S2 W18 S33 E17 S2 E10 S4 E14\$ S40\$.	