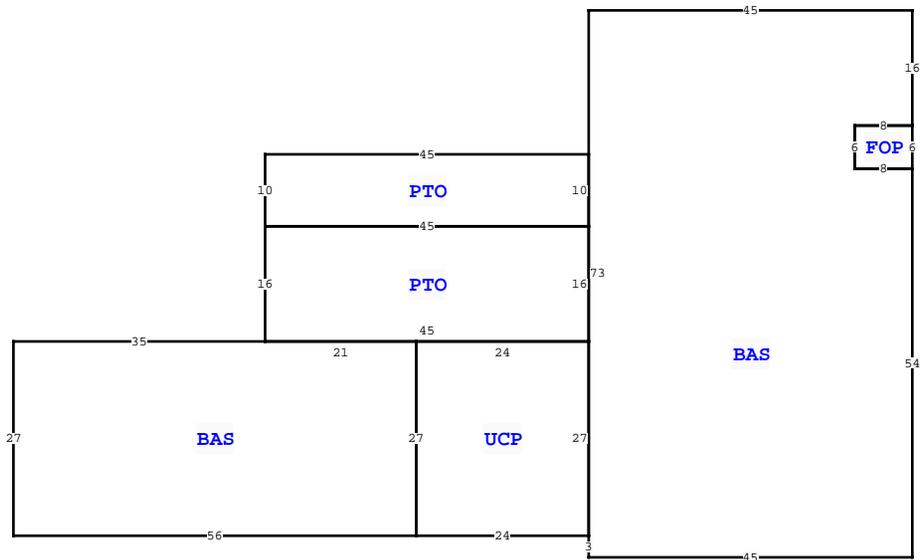


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
BAS	3,372	100	
FOP	48	35	
PTO	450	5	
PTO	720	5	
UCP	648	20	
TOTALS	6,750		5,089 250,394

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	MANUF	1	100%	- 2018	Heated Area: 4884		HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			250,394
TOTAL MARKET OB/XF VALUE			24,208
TOTAL LAND VALUE - MARKET			59,500
TOTAL MARKET VALUE			295,660
SOH/AGL Deduction			137,314
ASSESSED VALUE			158,346
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			106,935
TOTAL JUST VALUE			334,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051340	Roof Replacement	30,000	10/31/2024
22256	M H	250	08/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1343/1517	8/28/2017	WD Q	Q	I	01	162,000
GRANTOR: DIANE H WARNER (SINGL)						
GRANTEE: DAVID SCOTT NEHER						
0985/0700	6/05/2003	WD Q	Q	I		76,300
GRANTOR: HOWARD VAN ARSDALL TS						
GRANTEE: BRANNON L & DIANE H						

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	0294	SHED WOOD/	0	100	12	32	384.00	UT	7.50	7.50	75	2003	2003	3	75	2,160	
2	0190	FPPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0060	CARPOR F	0	100	36	45	1,620.00	UT	5.00	5.00	100	2006	2006	3	100	8,100	
4	0070	CARPOR UF	0	100	24	40	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,080	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	12	32	384.00	UT	7.50	7.50	75	2014	2014	3	75	2,160	
7	0251	LEAN TO W/	0	100	12	32	384.00	UT	3.50	3.50	75	2014	2014	3	75	1,008	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/06/2026	MLU	

BUILDING DIMENSIONS	
BAS= W35 S27 E56 UCP= E24 BAS= S3 E45 N54 FOP= N6 W8 S6 E8\$ W8 N6 E8 N16 W45 S73\$ N27 PTO= N16 PTO= N10 W45 S10 E45\$ W45 S16 E45\$ W24 S27\$ N27 W21\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 24,208																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	19,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	445.00	445.00	1,558							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							