

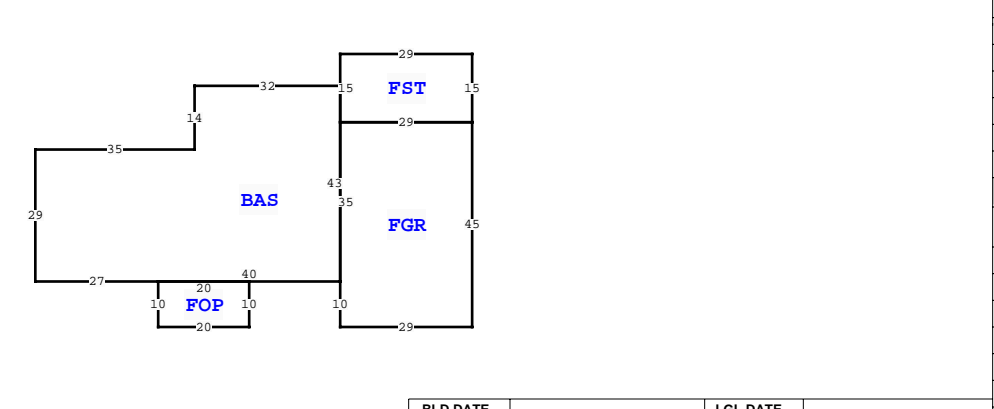


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	
0201	01	3,678	102.6260	96.47	354,817	2003	2003	0	0	45.00	55.00	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		195,149	
TOTAL MARKET OB/XF VALUE		17,230	
TOTAL LAND VALUE - MARKET		52,500	
TOTAL MARKET VALUE		264,879	
SOH/AGL Deduction		116,150	
ASSESSED VALUE		148,729	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		97,318	
TOTAL JUST VALUE		264,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,879	
SALE:1:1: 15 AC			

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		1418.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,391	100		2,391	126,863
FGR	1,305	55		718	38,096
FOP	200	30		60	3,183
FST	435	55		239	12,681
UST	600	45		270	14,326
TOTALS	4,931			3,678	195,149



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046649	Roof Replacement	37,581	03/06/2023
20200	SFR	130	11/27/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/0928	6/07/2002	WD	Q	V	03	100
GRANTOR: HUNTER						
GRANTEE: BOSTON						
0963/1103	6/05/2002	AG	Q	V	03	42,000
GRANTOR: HUNTER						
GRANTEE: BOSTON						

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	3,315.00	UT	2.00	2.00	100	2003	2003	3	100	6,630	
2	0040	BARN,POLE	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,000	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/11/2025	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W32 S14 W35 S29 E27 FOP= S10 E20 N10 W20\$ E40 FGR= S10 E29 N45 FST= N15 W29 S15 E29\$ W29 S35\$ N43\$ PTR= N30 UST= N60 W10 S60 E10\$ S30\$.												

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	15.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	52,500								