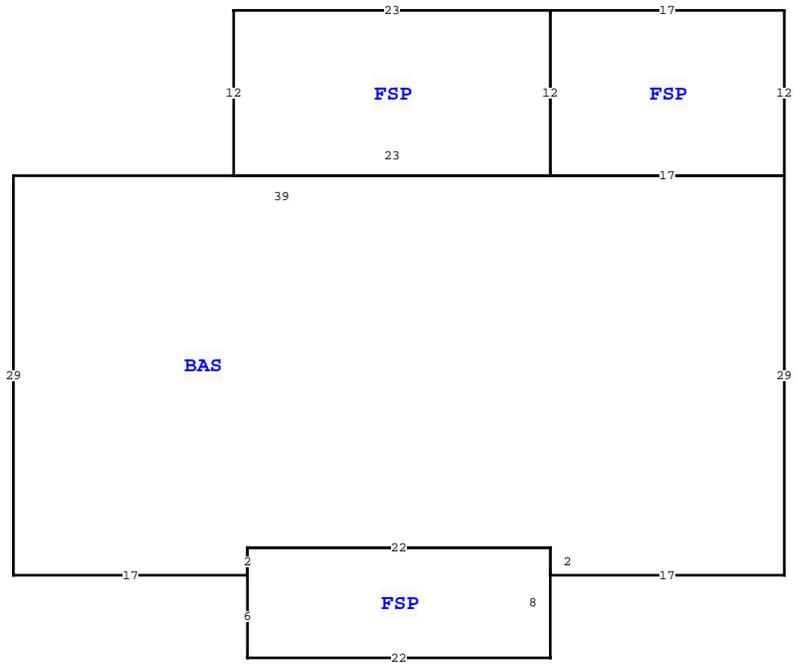




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Frame NONE 100				
1.1	1.100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
	MAP NUM MKT AREA 02				
19516.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100		1,580	128,272
FSP	176	40		70	5,683
FSP	204	40		82	6,657
FSP	276	40		110	8,930
TOTALS	2,236			1,842	149,543

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,842	109.5640	124.90	230,066	1997	1997	0	0	35.00	65.00		
2 SINGLE FAM 100% - 0 Heated Area: 1580 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			149,543	
TOTAL MARKET OB/XF VALUE			13,580	
TOTAL LAND VALUE - MARKET			166,670	
TOTAL MARKET VALUE			176,510	
SOH/AGL Deduction			60,751	
ASSESSED VALUE			115,759	
TOTAL EXEMPTION VALUE	HX HB WX		56,411	
BASE TAXABLE VALUE			59,348	
TOTAL JUST VALUE			329,793	
NCON VALUE			800	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			305,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14490	PUMP/UTPOL	30	09/08/1998
12433	SFR	265	04/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1625	8/28/2023	LE	U	I	14	100
GRANTOR: GRAVES FREDRICK AKA F						
GRANTEE: MCDANIEL CATHERINE						
0561/0100	4/01/1985	WD	Q	V	01	40,000
GRANTOR:						
GRANTEE:						

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	0040	BARN, POLE	0 100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0020	BARN, FR	0 100	24	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0 100	12	24	288.00	UT	5.00	5.00	100	1997	1997	3	100	1,440	
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0 100	18	20	360.00	UT	2.50	2.50	60	2006	2006	3	60	540	
7	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

TOTAL OB/XF														13,580										
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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.81	AC		1.00	1.00	1.00	280.00	280.00	6,387							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	22.81	AC		1.00	1.00	1.00	7,000.00	7,000.00	159,670							

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

BUILDING DIMENSIONS													
BAS= W17 FSP= N12 W23 S12 E23\$ W39 S29 E17 FSP= S6 E22 N8 W22 S2\$ N2 E22 S2 E17 N29 FSP= N12 W17 S12 E17\$.													