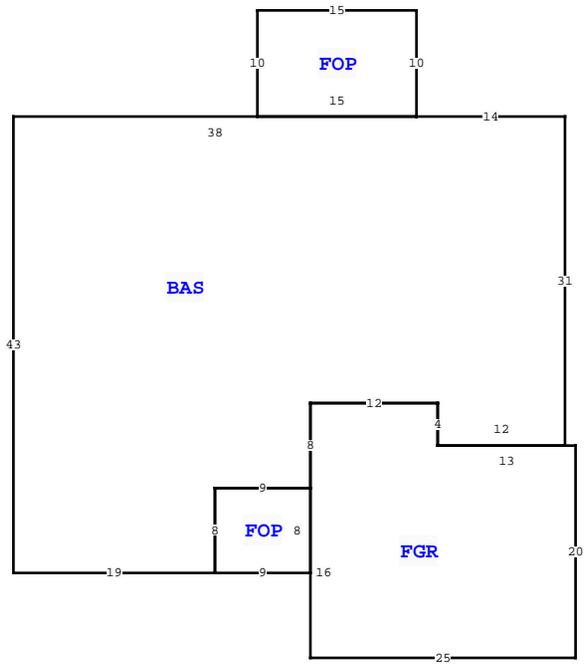


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	2,196	98.5520	112.35	246,721	2004	2004	0	0	21.00	79.00		
2 SINGLE FAM 100% - 2019 Heated Area: 1828 HX Base Yr 2019													



Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	1518.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	162,247
FGR	548	55		301	26,715
FOP	72	30		22	1,953
FOP	150	30		45	3,994
TOTALS	2,598			2,196	194,910

303 SE PHILLIPS WAY, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	16	24	624.00	UT	2.00	2.00	100	2004	2004	3	100	1,248	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	194,910		
TOTAL MARKET OB/XF VALUE	2,848		
TOTAL LAND VALUE - MARKET	110,660		
TOTAL MARKET VALUE	211,295		
SOH/AGL Deduction	74,059		
ASSESSED VALUE	137,236		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	85,825		
TOTAL JUST VALUE	308,418		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	276,160		
SALE: 3:1: PERSONAL REP DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054229	Roof Replacement	13,000	10/13/2025
23966	M H	480	12/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1768	12/20/2018	WD	U	I	11	100
GRANTOR: EVERETT A & KATHY J P						
GRANTEE: TERRI PHILLIPS THOR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 FOP= N10 W15 S10 E15\$ W38 S43 E19 FOP= E9 N8 W9 S8\$ N8 E9 FGR= S16 E25 N20 W13 N4 W12 S8\$ N8 E12 S4 E12 N31\$.													

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0			0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,660							