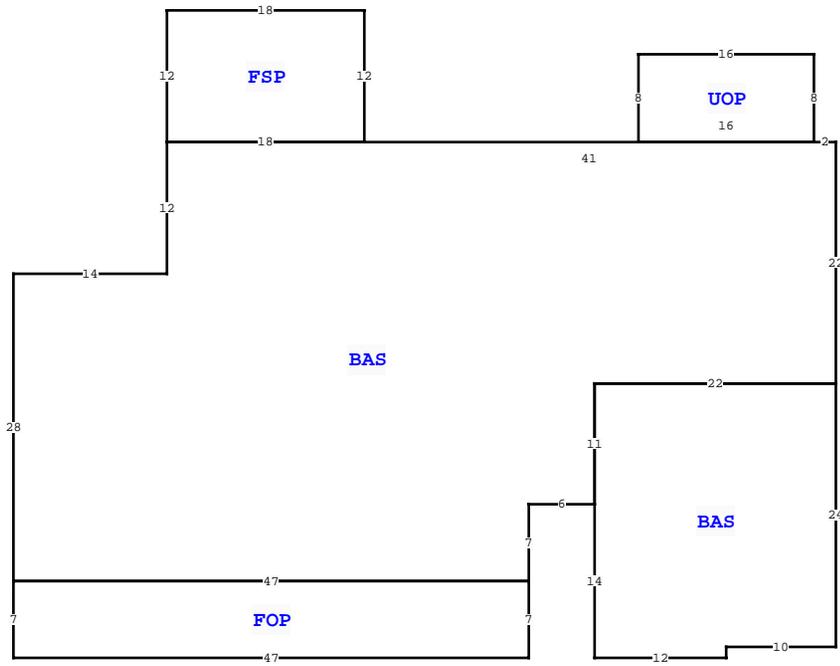




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	80	
Exterior Wall	10	ABOVE	AVG.	20	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	3	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units	0	100			
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	19617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	55,170
BAS	2,394	100		2,394	244,587
FOP	329	30		99	10,115
FSP	216	40		86	8,786
UOP	128	20		26	2,656
TOTALS	3,607			3,145	321,313

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%	- 2007		Heated Area: 2934					HX Base Yr 2007	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		321,313	
TOTAL MARKET OB/XF VALUE		57,621	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		443,934	
SOH/AGL Deduction		147,758	
ASSESSED VALUE		296,176	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		239,765	
TOTAL JUST VALUE		443,934	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		430,787	
SALE:3:1: 35.16 ACRES			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31960	POOL	190	05/15/2014
24329	SFR	644	03/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/1096	11/18/2005	WD	U	V	08	34,000
GRANTOR: MAXWELL						
GRANTEE: WAUGH						
1019/0574	6/07/2004	WD	Q	V		140,000
GRANTOR: SUNDANCE LLP						
GRANTEE: MAXWELL						

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	1,008.00	UT	3.00	3.00	100	2006	2006	3	100	3,024	
2	0296	SHED METAL	0	100	20	480.00	UT	9.00	9.00	75	2013	2013	3	75	3,240	
3	0280	POOL R/CON	0	100	18	756.00	UT	70.00	70.00	100	2014	2014	3	76	40,219	
4	0282	POOL ENCL	0	100	30	1,650.00	UT	15.00	15.00	100	2014	2014	3	45	11,138	
TOTALS															57,621	

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							