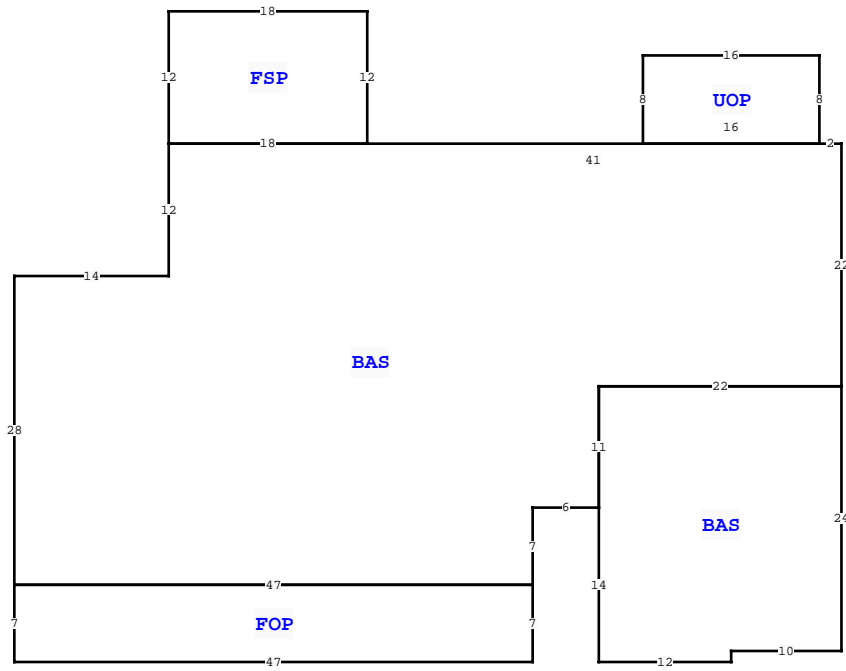




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	80	
Exterior Wall	10	ABOVE	AVG.	20	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	54,203
BAS	2,394	100		2,394	240,299
FOP	329	30		99	9,937
FSP	216	40		86	8,633
UOP	128	20		26	2,610
TOTALS	3,607			3,145	315,681

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		408,913	2006	2006	0	0	22.80	77.20
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		315,681	
TOTAL MARKET OB/XF VALUE		57,621	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		438,302	
SOH/AGL Deduction		142,126	
ASSESSED VALUE		296,176	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		239,765	
TOTAL JUST VALUE		438,302	
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							