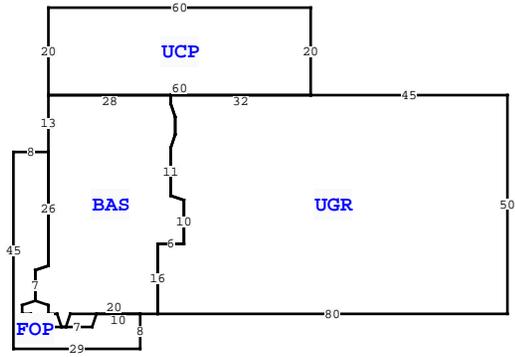
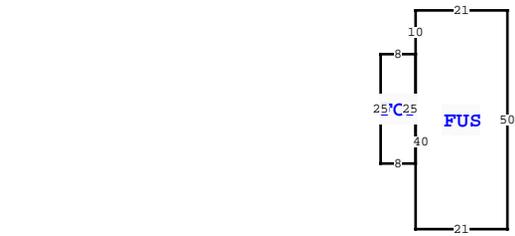




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	90
Exterior Wall	10	ABOVE AVG.	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	2.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units	0	100	
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,454	100	
FOP	200	30	
FOP	480	30	
FUS	1,050	100	
UCP	1,200	20	
UGR	3,860	45	
TOTALS	8,244		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0187	01	4,685	117.9344	96.71	453,086	2009	2009	0	0	19.60	80.40	
2 SFR/PREMTL		100% - 0	Heated Area: 2504		HX Base Yr							



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				364,281		
TOTAL MARKET OB/XF VALUE				76,749		
TOTAL LAND VALUE - MARKET				184,530		
TOTAL MARKET VALUE				458,468		
SOH/AGL Deduction				110,115		
ASSESSED VALUE				348,353		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				296,942		
TOTAL JUST VALUE				625,560		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				622,064		
PRMT:1:1: 14X70 1991						
SALE:1:1: INCLUDED 02207-001 - 55.48 TOTAL ACRES						
BLDG:1:1: GENE MH						
XFOB:1:1: GENE MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
27542	SFR	829	12/31/2008			
7613	M H	60	09/21/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/1218	6/25/1993	WD	U	V	35	105,000
GRANTOR: JOHN W MCALLISTER						
GRANTEE: DAVID B BROWN						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR= W45 UCP= N20 W60 S20 E60\$ W32 BAS= W28 S13 FOP= W8 S45 E29 N8 W10 L1 D3 W7 U3 L1 W2 N2 U1 L3 N7 R3 U1 N26\$ S26 D1 L3 S7 L3 D1 S2 E2 R1 D3 E7 U3 R1 E20 N16 E6 N10 U1 L3 N11 R1 U3 N4 U3 L1 N2\$ S2 R1 D3 S4 D3 L1 S11 R3 D1 S10 W6 S16 E80 N50\$ PTR= N40 FUS= N50 W21 S10 FOP= W8 S25 E8 N25\$ S40 E21\$ S40\$.						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0294	SHED WOOD/	0	100	28	37	UT	0.00	0.00	100	1996	1996	3	100	800	
3	0031	BARN,MT AE	0	100	42	63	UT	12.00	12.00	95	2002	2002	3	95	30,164	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2002	2002	3	100	1,000	
5	0260	PAVEMENT-A	0	100	10	599	UT	1.10	1.10	100	2005	2005	3	100	17,589	
6	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	77	100	UT	1.10	1.10	100	0	0	3	100	8,470	
8	0166	CONC,PAVMT	0	100	14	77	UT	2.25	2.25	100	2009	2009	3	100	2,426	
9	0040	BARN,POLE	0	100	100	50	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
10	0252	LEAN-TO W/	0	100	75	20	UT	3,800.00	3,800.00	100	2023	2022		100	3,800	

LAND DESCRIPTION		TOTAL OB/XF													76,749									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	32.01	AC		1.00	1.00	1.00	280.00	280.00	8,963							
3	9640	C	BARROW PIT	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	175.00	175.00	2,975							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	32.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	176,055							