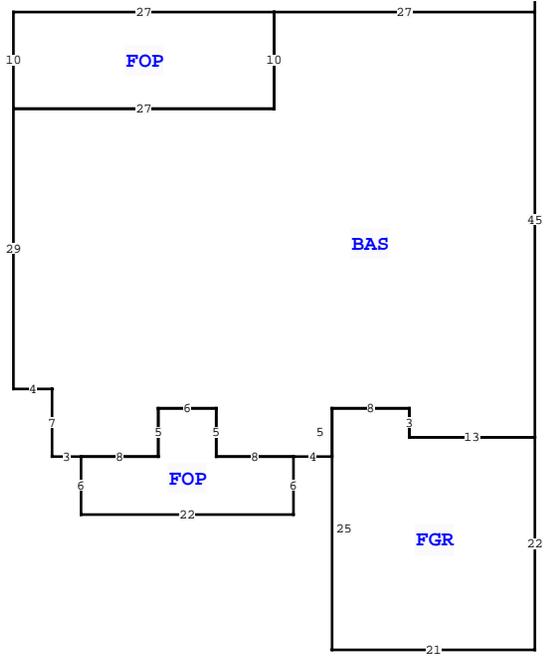


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | | 0 | 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 | 01 |
| NEIGHBORHOOD/LOC | 20316.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,255 | 100 | |
| FGR | 486 | 55 | |
| FOP | 162 | 30 | |
| FOP | 270 | 30 | |
| TOTALS | 3,173 | | |

| 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% - 2023 | | | | | | | | | |
| Heated Area: 2255 | | | | | | HX Base Yr 2023 | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY | | | STANDARD | |
| VALUATION BY | | | | |
| Tax Group: 3 | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 349,869 | |
| TOTAL MARKET OB/XF VALUE | | | 48,897 | |
| TOTAL LAND VALUE - MARKET | | | 55,000 | |
| TOTAL MARKET VALUE | | | 453,766 | |
| SOH/AGL Deduction | | | 21,387 | |
| ASSESSED VALUE | | | 432,379 | |
| TOTAL EXEMPTION VALUE | | | 56,411 | |
| BASE TAXABLE VALUE | | | 375,968 | |
| TOTAL JUST VALUE | | | 453,766 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 451,531 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000047696 | Swimming Pool and | 77,700 | 07/18/2023 |
| 39757 | SFR | 0 | 05/11/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1424/1196 | 11/17/2020 | WD Q | | I | 01 | 319,900 |
| GRANTOR: BROWN ROAD BUILDERS I | | | | | | |
| GRANTEE: JEANINE M & RICHARD | | | | | | |
| 1390/1793 | 8/01/2019 | WD U | | V | 30 | 35,000 |
| GRANTOR: BROWN ROAD PROPERTIES | | | | | | |
| GRANTEE: BROWN ROAD BUILDERS | | | | | | |

| 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 | 835.00 | UT | 2.25 | 2.25 | 100 | 2021 | 2020 | | 100 | 1,879 | |
| 2 | 0030 | BARN, MT | 0 | 100 | 0 | 1.00 | UT | 15,000.00 | 15,000.00 | 100 | 2023 | 2022 | | 100 | 15,000 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 14 | 420.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 28,518 | |
| 5 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |

| 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 | | PRRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

| 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 | | PRRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |