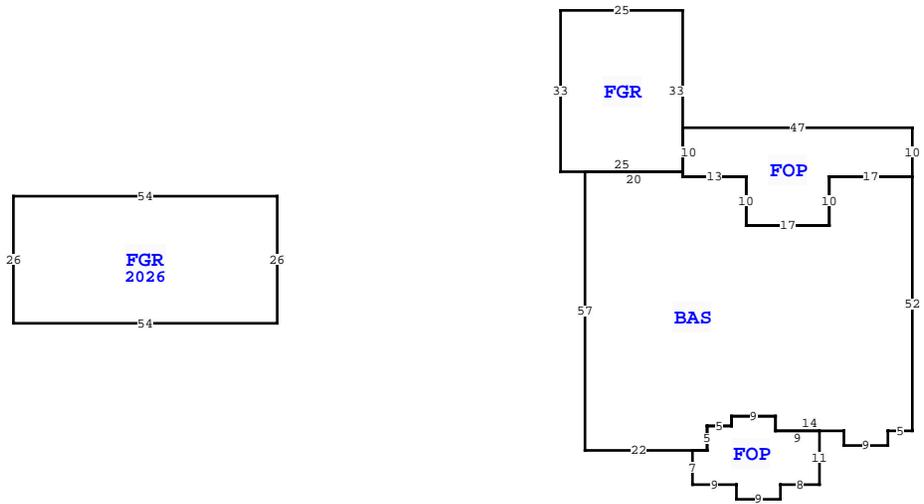


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	03	03 100

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 3429					HX Base Yr 2026



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,429	100		3,429	547,499
FGR	825	55		454	72,489
FGR	1,404	55	2026	772	123,263
FOP	333	30		100	15,967
FOP	640	30		192	30,656
TOTALS	6,631			4,947	789,874

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	0	UT	3.00	3.00	100	2022	2021		100	4,860	
2	0280	POOL R/CON	0	100	13	33	UT	70.00	70.00	100	2023	2022		95	28,529	
3	0282	POOL ENCL	0	100	33	45	UT	15.00	15.00	100	2023	2022		80	17,820	
4	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2023	2022		100	3,168	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
6	0166	CONC, PAVMT	0	100	20	54	UT	5.00	5.00	100	2026	2025		100	5,400	

TOTAL OB/XF										
65,177										

LAND DESCRIPTION																								
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	60,000.00	60,000.00	60,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			789,874	
TOTAL MARKET OB/XF VALUE			65,177	
TOTAL LAND VALUE - MARKET			120,000	
TOTAL MARKET VALUE			975,051	
SOH/AGL Deduction			106,872	
ASSESSED VALUE			868,179	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			816,768	
TOTAL JUST VALUE			975,051	
NCON VALUE			128,663	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			833,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050862	Storage Building	133,577	09/19/2024
000050421	Electrical Serv	0	07/23/2024
000050167	Right-of-Way Acce		06/21/2024
000045100	Screen Enclosure	18,000	08/03/2022
000044343	Swimming Pool and	63,700	05/04/2022
40771	SFR	0	10/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1381	2/05/2024	WD Q	Q	I	01	1,025,000

GRANTOR: TERRELL DAVID C JR
GRANTEE: HAZEN LINDA REVOCAB

1420/1329	9/25/2020	WD U	V	30	100
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GRANTOR: DAVID JR & TYMBER TER
GRANTEE: DAVID C JR & TYMBER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=10,-11] W17 S10 W17 N10 W13 N1 W20 S57 E22 E3 N5 E5 N2 E9 S3 E14 S3 E9 N3 E5 N52 \$
FGR=[ORIG=-62,-45] E25 S33 W25 N33 \$
FOP=[ORIG=10,-21] W47 S10 E13 S10 E17 N10 E17 N10 \$
FOP=[ORIG=-9,41] W9 N3 W9 S2 W5 S5 W3 S7 E9 S3 E9 N3 E8 N11 \$
FGR=[YR=2026;ORIG=-174,-7] E54 S26 W54 N26 \$