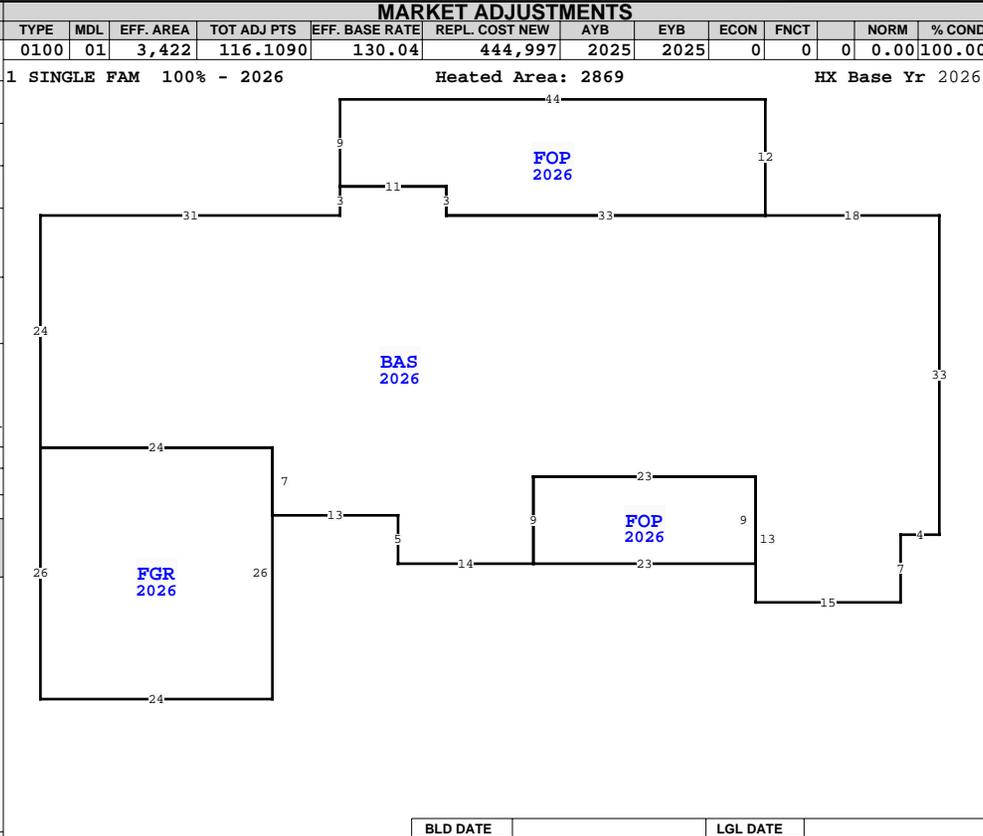


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,869	100	2026	2,869	373,085
FGR	624	55	2026	343	44,604
FOP	207	30	2026	62	8,062
FOP	495	30	2026	148	19,246
TOTALS	4,195			3,422	444,997



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			444,997
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			530,697
SOH/AGL Deduction			0
ASSESSED VALUE			530,697
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			479,286
TOTAL JUST VALUE			530,697
NCON VALUE			448,197
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049266	New Residential C	835,800	02/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/355	8/16/2021	WD	Q	V	01	139,900

GRANTOR: BROWN ROAD PROPERTIES
GRANTEE: STEWART CHAD
1189/1043 2/19/2010 WD U V 38 550,000
GRANTOR: HIGHPOINT FARMS LLC
GRANTEE: BROWN ROAD PROPERTI

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2025	MLU

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	1.00	UT 3,200.00	3,200.00	100	2026	2025	100	3,200	

BUILDING NOTES	
BAS=[YR=2026;ORIG=90,10] W18 W33 N3 W11 S3 W31 S24 E24 S7 E13 S5 E14 N9 E23 S13 E15 N7 E4 N33 \$	
FGR=[YR=2026;ORIG=-3,34] E24 S26 W24 N26 \$	
FOP=[YR=2026;ORIG=48,37] E23 S9 W23 N9 \$	
FOP=[YR=2026;ORIG=72,-2] W44 S9 E11 S3 E33 N12 \$	

LAND DESCRIPTION		TOTAL OB/XF														3,200								
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	1.50	55,000.00	82,500.00	82,500							