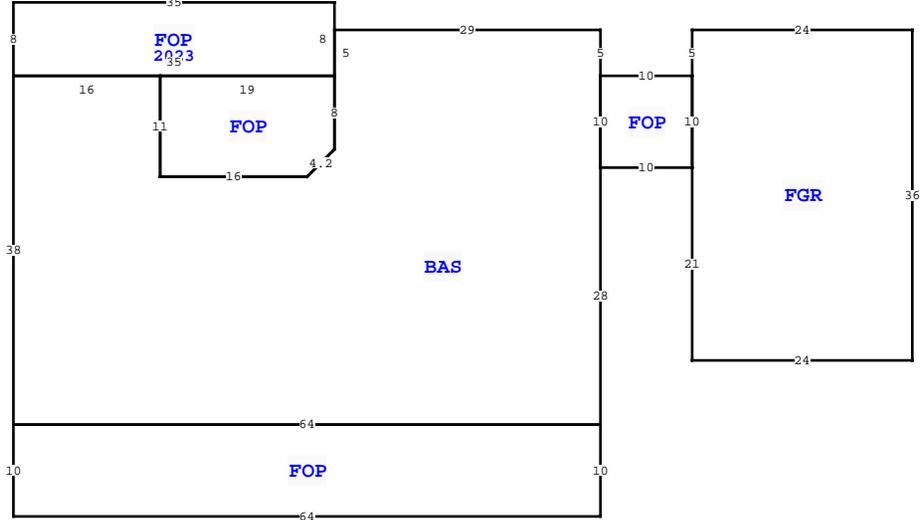




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories		0	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	2,373	100		2,373	287,585
FGR	864	55		475	57,565
FOP	100	30		30	3,636
FOP	205	30		62	7,514
FOP	640	30		192	23,268
FOP	280	30	2023	84	10,180
TOTALS	4,462			3,216	389,748

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%	- 2022								
					Heated Area: 2373						
						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			389,748
TOTAL MARKET OB/XF VALUE			14,806
TOTAL LAND VALUE - MARKET			96,938
TOTAL MARKET VALUE			501,492
SOH/AGL Deduction			145,169
ASSESSED VALUE			356,323
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			304,912
TOTAL JUST VALUE			501,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			505,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40028	SFR	0	06/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/577	8/29/2023	WD	Q	V	03	60,000

GRANTOR: BROWN ROAD PROPERTIES
GRANTEE: JEWETT JOHN H IV

1443/1229	7/22/2021	WD	U	I	11	100
GRANTOR: JEWETT JOHN H IV GRANTEE: JEWETT JOHN H IV						

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

BUILDING NOTES	
BAS=[ORIG=90,30] S38 E64 N28 N10 N5 W29 S5 S8 D3L3 W16 N11 W16 \$	
FGR=[ORIG=164,25] S5 S10 S21 E24 N36 W24 \$	
FOP=[ORIG=90,68] S10 E64 N10 W64 \$	
FOP=[YR=2023;ORIG=125,22] W35 S8 E35 N8 \$	
FOP=[ORIG=106,30] S11 E16 U3R3 N8 W19 \$	
FOP=[ORIG=154,30] S10 E10 N10 W10 \$	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2022	2021		100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	4,403.00	UT	2.00	100	2022	2021		100	8,806	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	

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	1.20	55,000.00	66,000.00	66,000							
2	0000	C	VAC RES	100		PRRD	0.00	0.00	0.75	LT		1.00	1.00	0.75	55,000.00	41,250.00	30,938							