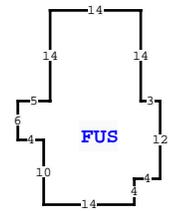
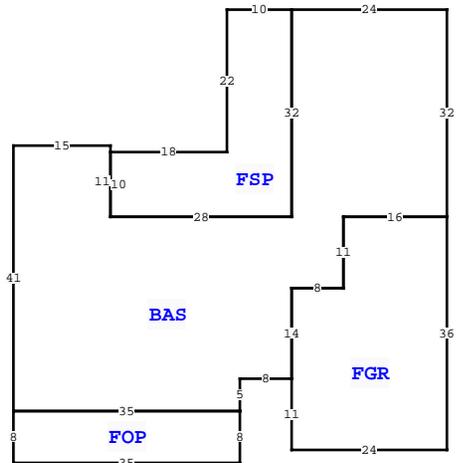




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
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	2,271	100		2,271	295,204
FGR	776	55		427	55,505
FOP	280	30		84	10,919
FSP	500	40		200	25,998
FUS	492	100		492	63,954
TOTALS	4,319			3,474	451,580

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,474	120.0292	136.83	475,347	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2021 Heated Area: 2763 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		451,580		
TOTAL MARKET OB/XF VALUE		4,500		
TOTAL LAND VALUE - MARKET		120,000		
TOTAL MARKET VALUE		576,080		
SOH/AGL Deduction		153,173		
ASSESSED VALUE		422,907		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		371,496		
TOTAL JUST VALUE		576,080		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		562,830		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37824	SFR	1,429	03/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/77	3/02/2023	QC	U	I	11	100
GRANTOR: CONNER JAMES M						
GRANTEE: CONNER AMANDA L						
1346/1006	10/20/2017	WD	Q	V	01	59,000
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: JAMES M & AMANDA L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

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	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	
2	0296	SHED METAL	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING DIMENSIONS														
BAS= W24 FSP= W10 S22 W18 S10 E28 N32\$ S32 W28 N11 W15 S41														
FOP= S8 E35 N8 W35\$ E35 N5 E8 FGR= S11 E24 N36 W16 S11 W8														
S14\$ N14 E8 N11 E16 N32\$ PTR= E40 FUS= E14 N4 E4 N12 W3 N14														
W14 S14 W5 S6 E4 S10\$ W40\$.														

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	2.00	60,000.00	120,000.00	120,000							