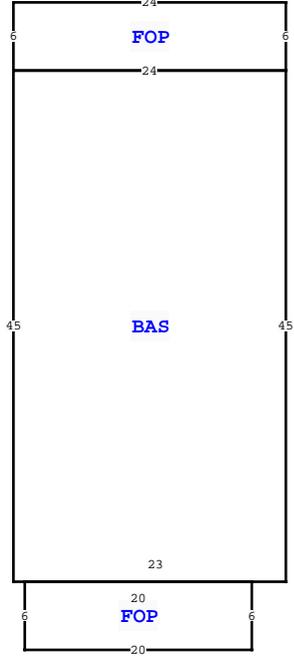




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 09 | PINE WOOD | 90 |
| Interior Floo | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 03 | 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 20317.020 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,080 | 100 | |
| FOP | 120 | 30 | |
| FOP | 144 | 30 | |
| TOTALS | 1,344 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|------------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 0% | 2026 | 96.54 | 111,890 | 1949 | 1949 | 0 | 0 | 35.00 | 65.00 | |
| | | | Heated Area: 1080 | | | HX Base Yr | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 72,728 |
| TOTAL MARKET OB/XF VALUE | | | 400 |
| TOTAL LAND VALUE - MARKET | | | 9,525 |
| TOTAL MARKET VALUE | | | 82,653 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 82,653 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 82,653 |
| TOTAL JUST VALUE | | | 82,653 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 81,380 |
| BLDG:2:1: HARB MH | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 14123 | REMODEL | 190 | 06/12/1998 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1539/2105 | 1/30/2025 | QC | U | I | 11 | 100 |
| GRANTOR: FRASER FAY | | | | | | |
| GRANTEE: FRASER FAY REVOCABL | | | | | | |
| 1287/0978 | 12/29/2014 | WD | U | I | 12 | 40,000 |
| GRANTOR: FIRST FEDERAL BANK OF | | | | | | |
| GRANTEE: FAY FRASER | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 13 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 |
| 2 | 0120 | CLFENCE | 4 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|--|
| 400 | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | |
| | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP= N6 W24 S6 E24\$ BAS= W24 S45 E1 FOP= S6 E20 N6 W20\$ E23 N45\$. | | | | | | | | | | | | |

| 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 | 0 | | 00 | 0.00 | 0.00 | 12,700.00 | SF | | 1.00 | 1.00 | 1.50 | 0.50 | 0.75 | 9,525 | | | | | | | | |