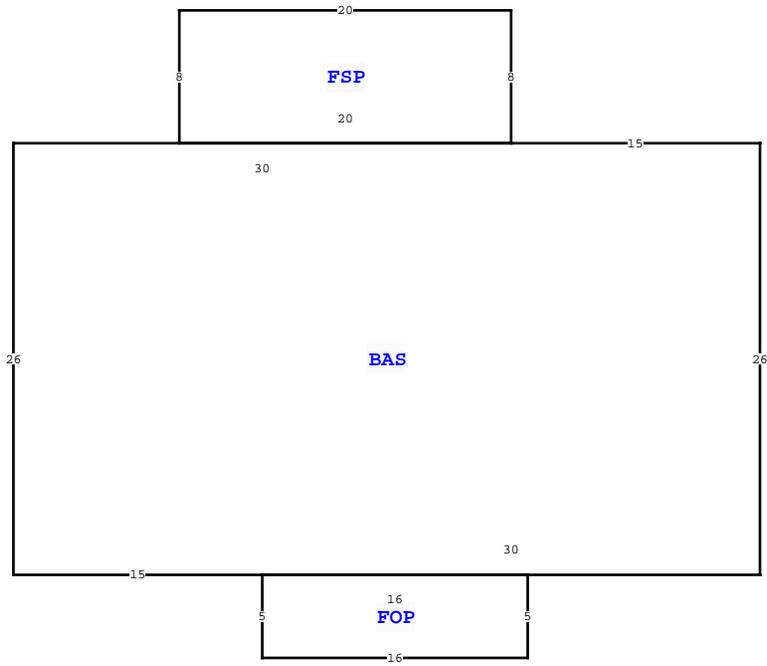


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 40				
Interior Floor	14 CARPET 40				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	20317.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	141,755
FOP	80	30		24	2,908
FSP	160	40		64	7,754
TOTALS	1,410			1,258	152,417

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 2022									
Heated Area: 1170						HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			152,417
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			7,405
TOTAL MARKET VALUE			160,922
SOH/AGL Deduction			19,115
ASSESSED VALUE			141,807
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			90,396
TOTAL JUST VALUE			160,922
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26181	SFR	0	08/29/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1941	9/29/2021	WD	Q	I	01	138,000
GRANTOR: FITZSIMMONS KENNETH						
GRANTEE: SEVERSON CONNIE L						
1381/2512	4/03/2019	WD	Q	I	01	105,000
GRANTOR: LINDA D WALKER						
GRANTEE: KENNETH & MORMA FIT						

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	0294	SHED WOOD/	0	100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

TOTAL OB/XF													1,100					
-------------	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--	--	--

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		00	0.00	0.00	14,810.00	SF		1.00	1.00	1.00	0.50	0.50	7,405								