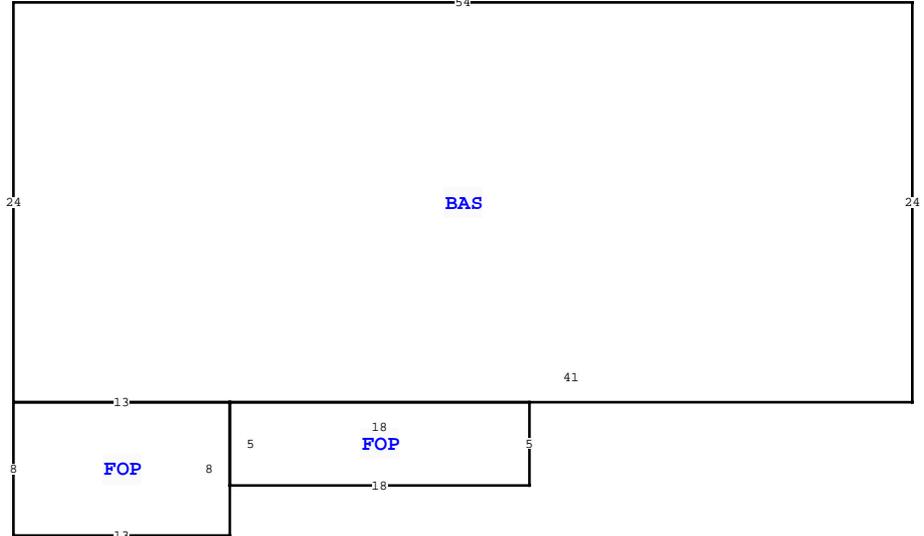


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FOP	90	30	
FOP	104	30	
TOTALS	1,490		

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:	1296			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			112,872
TOTAL MARKET OB/XF VALUE			750
TOTAL LAND VALUE - MARKET			25,600
TOTAL MARKET VALUE			139,222
SOH/AGL Deduction			21,127
ASSESSED VALUE			118,095
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			61,684
TOTAL JUST VALUE			139,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041879	Solar Power Syste	34,750	05/11/2021
13701	REMODEL	65	02/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0185	4/05/2019	WD Q	Q	I	01	95,000
GRANTOR: JOHN S & TERESA T ALL						
GRANTEE: SAM KARI						
1150/0125	5/09/2008	WD Q	Q	I		67,000
GRANTOR: DORIS A WIGGINS						
GRANTEE: JOHN S & TERESA T A						

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	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	6	10			7.50	100	1993	1993	3	100	450	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W54 S24 FOP= S8 E13 N8 W13\$ E13 FOP= S5E18N5 W18\$ E41 N24\$.	

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		RSF	1210.00	210.00	2.00	LT		1.00	1.00	0.80	16,000.00	12,800.00	25,600							