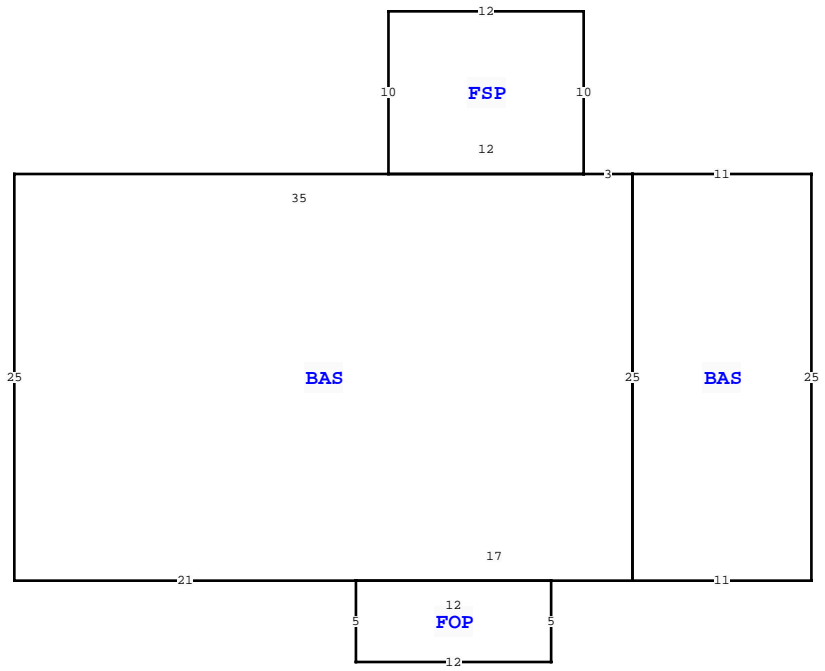


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
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	275	100	
BAS	950	100	
FOP	60	30	
FSP	120	40	
TOTALS	1,405		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,291	78.7440	88.19	113,853	1975	1975	0	0	20	35.00	45.00		
1 SINGLE FAM 0% - 2026														
Heated Area: 1225														
HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	51,234		
TOTAL MARKET OB/XF VALUE	800		
TOTAL LAND VALUE - MARKET	26,000		
TOTAL MARKET VALUE	78,034		
SOH/AGL Deduction	0		
ASSESSED VALUE	78,034		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	78,034		
TOTAL JUST VALUE	78,034		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	114,953		

SALE:2:1: SOLD TOO CHEAP PER DARRELL - SOLD "AS IS
SALE:1:1: LOT 16 BLK 2 SHADY OAKS ACRES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054135	Roof Replacement	8,304	09/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1053	9/11/2025	WD	U	I	37	48,000

GRANTOR: CHAUNCEY DENNIS
GRANTEE: MCGARRY THOMAS PATR
1423/2209 11/04/2020 LE U I 14 0
GRANTOR: MARY S NODES (ENH LE)
GRANTEE: DENNIS CHAUNCEY (RM)

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING DIMENSIONS
BAS= W3 FSP= N10 W12 S10 E12\$ W35 S25 E21 FOP= S5 E12 N5 W12\$ E17 BAS= E11 N25 W11 S25\$ N25\$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	

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	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		RSF	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							