

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 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		1.5 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,319	100		1,319	117,406
FCP	240	25		60	5,340
FOP	112	30		34	3,026
USP	216	35		76	6,765
TOTALS	1,887			1,489	132,538

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%	- 1997									
			Heated Area: 1319				HX Base Yr 1997					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		132,538	
TOTAL MARKET OB/XF VALUE		17,336	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		173,274	
SOH/AGL Deduction		85,214	
ASSESSED VALUE		88,060	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		36,649	
TOTAL JUST VALUE		173,274	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,274	
SALE:1:1: LOT 3 BLK 3 SHADY OAKS ACRES UNT 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0823/0944	6/10/1996	WD Q	Q	I		50,300
GRANTOR: BILLY JOE & DONNA GAI						
GRANTEE: GLADYS G OWENS & CL						

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	0		1.00	0.00	100	1993	1993	3	100	500	
2	0280	POOL R/CON	0	100	32	16		512.00	70.00	100	1987	1987	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0		1.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC, PAVMT	0	100	24	25		600.00	2.50	100	2006	2006	3	100	1,500	
5	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2014	2014	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0		1.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF												
17,336												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= N3 W13 USP= N12 W18 S12E18\$ W40 S27 E25 FOP= E28 N4 W28 S4\$ N4 E28 FCP= E12 N20 W12 S20\$ N20\$.												

LAND DESCRIPTION																								
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	1105.00	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							