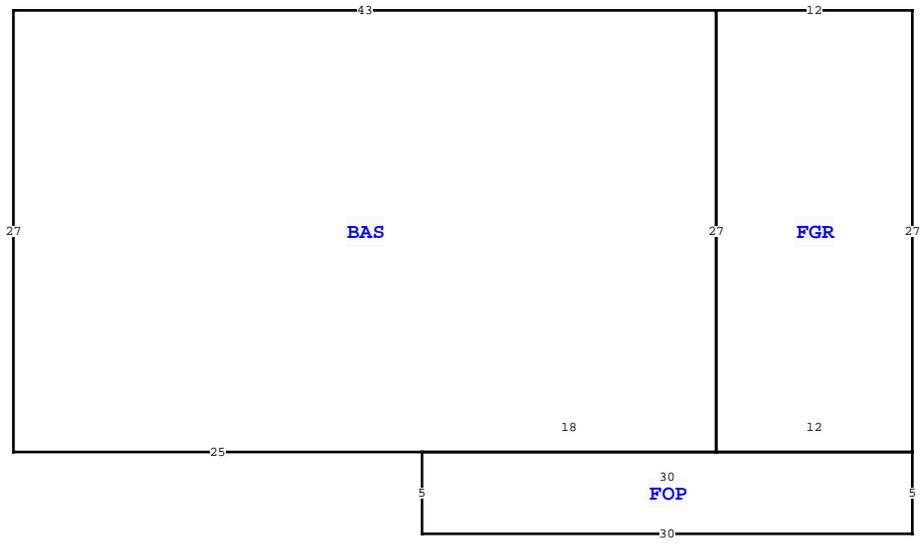


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	1,161	100	
FGR	324	55	
FOP	150	30	
TOTALS	1,635		

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%	- 2004	131.94	182,605	1978	1978	0	0	35.00	65.00
Heated Area: 1161 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			118,693
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			142,943
SOH/AGL Deduction			82,584
ASSESSED VALUE			60,359
TOTAL EXEMPTION VALUE	HX HB DX		40,359
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			142,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,943
SALE:1:1: LOT 6, BLK 6, SHADY OAKS ACRES UNIT 2 AD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/1874	5/16/2003	WD	Q	I		45,000
GRANTOR: HODGES						
GRANTEE: STEINHAUER						
0727/0261	8/06/1990	WD	Q	I		41,000
GRANTOR: MICHAEL ALLEN						
GRANTEE: HOWARD HODGES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
850											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/08/2025			MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W43 S27 E25 FOP= S5 E30 N5 W30\$ E18 FGR= E12 N27 W12S27\$ N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1105.00	140.00	1.00	LT	