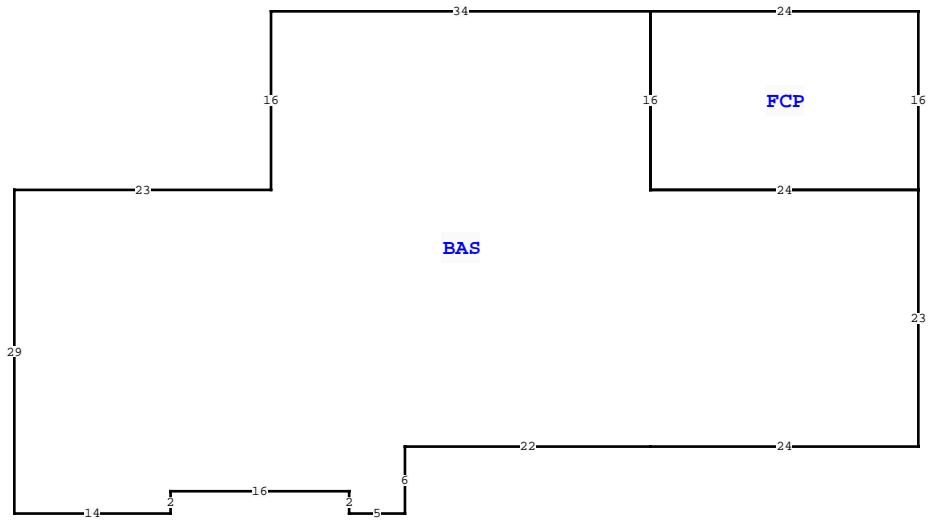


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	08 WD OR PLY 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,681	105.9380	118.65	318,101	1972	1972	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 0												
Heated Area: 2585 HX Base Yr												



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	20417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,585	100		2,585	199,362
FCP	384	25		96	7,404
TOTALS	2,969			2,681	206,766

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	206,766		
TOTAL MARKET OB/XF VALUE	3,850		
TOTAL LAND VALUE - MARKET	36,960		
TOTAL MARKET VALUE	247,576		
SOH/AGL Deduction	125,364		
ASSESSED VALUE	122,212		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	70,801		
TOTAL JUST VALUE	247,576		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	242,956		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1266	12/21/2021	LE	U	I	14	100
GRANTOR: NEWCOMB LINDA T						
GRANTEE: NEWCOMB LINDA JACQU						
0818/1110	2/29/1996	WD	Q	I	03	0
GRANTOR: LINDA T NEWCOMB (FKA						
GRANTEE: CHARLES A JR & LIND						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	24	24	1.00	UT	0.00	100	0	0	3	100	350	
3	0070	CARPORT UF	0	100	12	36	1.00	UT	0.00	100	1993	1993	3	100	800	
4	0040	BARN, POLE	0	100	12	40	480.00	UT	2.50	100	1993	1993	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

TOTAL OB/XF													3,850
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W23 S29 E14 N2 E16 S2 E5N6 E22 E24 N23 FCP= N16 W24 S16 E24S W24 N16 W34 S16S.												

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		A-1	0.00	0.00	2.31	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,960								