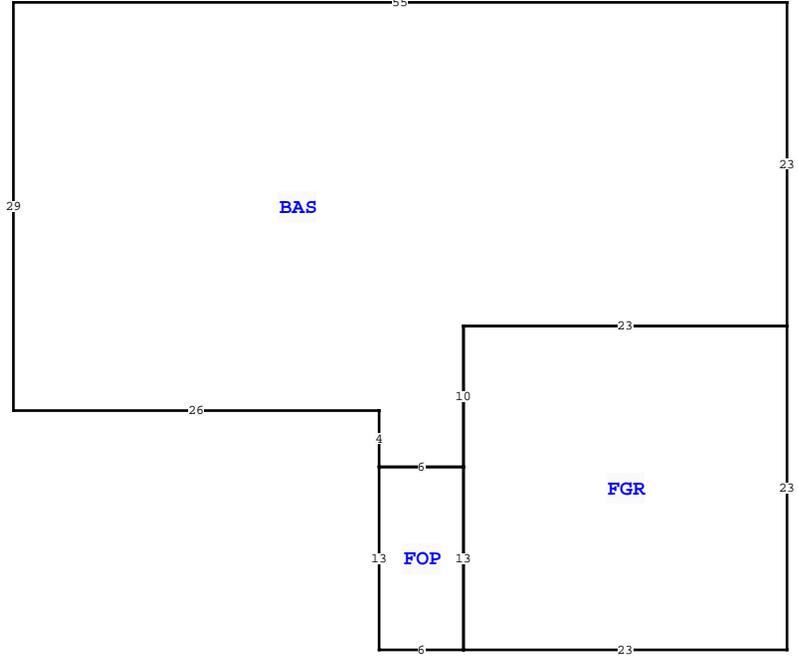


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,795	118.5000	132.72	238,232	1988	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1481 HX Base Yr													



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100		1,481	157,246
FGR	529	55		291	30,898
FOP	78	30		23	2,442
TOTALS	2,088			1,795	190,586

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		190,586
TOTAL MARKET OB/XF VALUE		23,036
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		228,622
SOH/AGL Deduction		0
ASSESSED VALUE		228,622
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		228,622
TOTAL JUST VALUE		228,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052207	Roof Replacement	21,322	01/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/903	3/10/2023	WD	Q	I	01	285,000
GRANTOR: REEVE RONALD E						
GRANTEE: NANTES MARLOU						
0701/0668	11/13/1989	WD	Q	I		57,000
GRANTOR: LYNCH						
GRANTEE: REEVE						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0282	POOL ENCL	0	0	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
5	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	

TOTAL OB/XF													
23,036													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W55 S29 E26 S4 FOP= S13E6 N13 W6\$ E6 FGR= S13 E23 N23 W23 S10\$ N10 E23 N23\$.													

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							