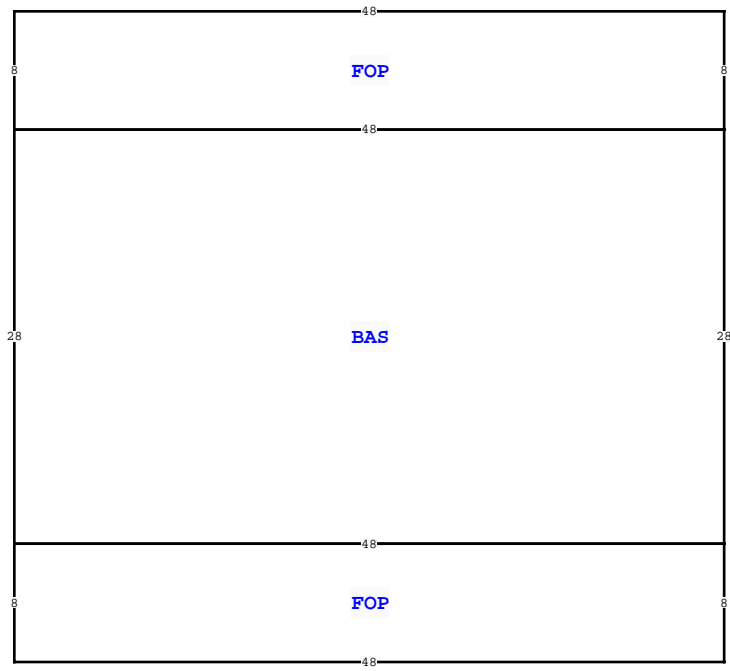




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
FOP	384	30	
FOP	384	30	
TOTALS	2,112		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,574	116.6220	130.62	205,596	2003	2003	0	0	22.00	78.00
2 SINGLE FAM 100% - 2004 Heated Area: 1344 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	160,365			
TOTAL MARKET OB/XF VALUE	42,295			
TOTAL LAND VALUE - MARKET	113,300			
TOTAL MARKET VALUE	216,264			
SOH/AGL Deduction	53,425			
ASSESSED VALUE	162,839			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	111,428			
TOTAL JUST VALUE	315,960			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	302,566			
SALE:1:1: 10.30 ACRES				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051093	Roof Replacement	45,713	10/15/2024
19816	SFR	256	08/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/0559	6/21/2002	WD	Q	V		40,000
GRANTOR: KATHERINE MORSE SELCH						
GRANTEE: KURT MALPHURS						
0939/0075	10/31/2001	QC	Q	V	01	100
GRANTOR: D MCKEE AS PR OF A SE						
GRANTEE: KATHARINE L MORSE (						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0169	FENCE/WOOD	0	100	0	1.00	UT	5,000.00	5,000.00	50	2003
2	0020	BARN,FR	0	100	38	98	UT	10.00	10.00	100	2012
3	0251	LEAN TO W/	0	100	18	25	UT	3.50	3.50	100	2012
4	0251	LEAN TO W/	0	100	14	20	UT	3.50	3.50	100	2012

TOTAL OB/XF												42,295												
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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	280.00	280.00	2,604							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	102,300							

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	280.00	280.00	2,604							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	102,300							