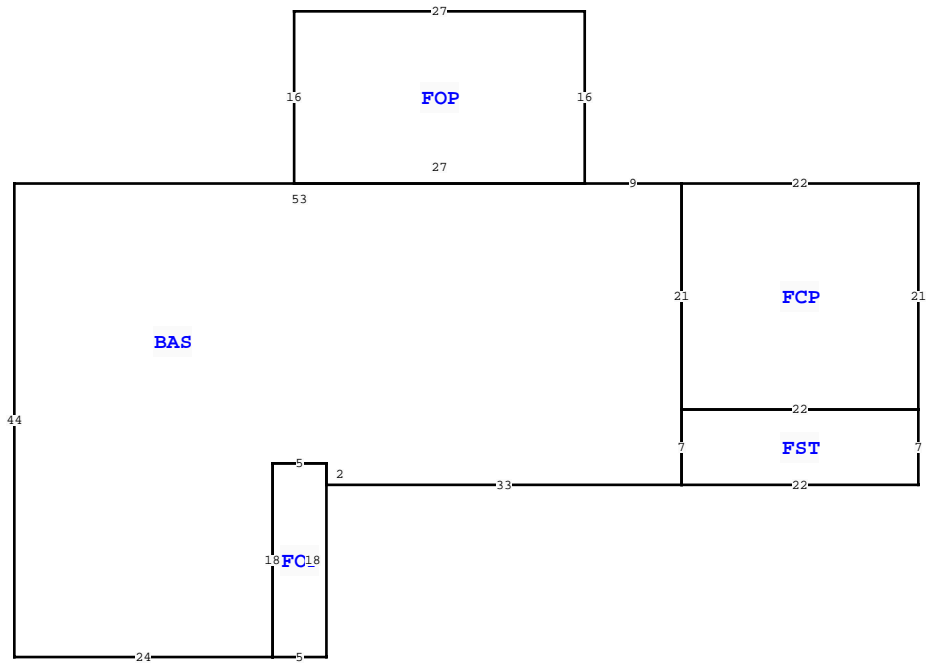


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.1	1.100			
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	21316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100		2,110	135,916
FCP	462	25		116	7,472
FOP	90	30		27	1,739
FOP	432	30		130	8,374
FST	154	55		85	5,476
TOTALS	3,248			2,468	158,976

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%	- 2016								
Heated Area: 2110						HX Base Yr 2016					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			158,976
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			195,991
SOH/AGL Deduction			50,082
ASSESSED VALUE			145,909
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			89,498
TOTAL JUST VALUE			259,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/2267	12/20/2011	PB	U	I	11	0
GRANTOR: BARBARA LEE RANCKEN E						
GRANTEE: JOHN T RANCKEN II &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W9 FOP= N16 W27 S16 E27\$ W53 S44 E24 FOP= E5 N18W5 S18\$ N18 E5 S2 E33 FST= E22 N7 W22 S7\$ N7 FCP= E22 N21 W22 S21\$ N21\$.	

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	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0296	SHED METAL	0	100	12	20	0	1.00	UT 0.00	0.00	100	0	0	3	100	500
3	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	1,600
4	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	100
5	0040	BARN, POLE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	300
6	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100	2008	2008	3	100	300
7	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 600.00	600.00	100	2023	2022	1	100	600
TOTAL OB/XF 5,400																

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	3.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							