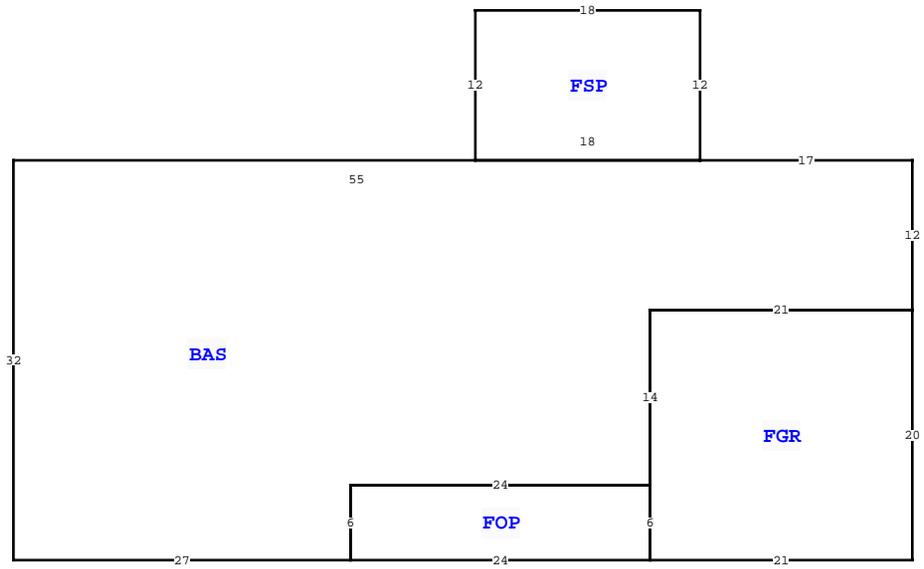


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	05 AVERAGE 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
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	21316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	148,670
FGR	420	55		231	19,737
FOP	144	30		43	3,674
FSP	216	40		86	7,348
TOTALS	2,520			2,100	179,429

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% - 2000									
			Heated Area: 1740			HX Base Yr 2000					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		179,429	
TOTAL MARKET OB/XF VALUE		4,080	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		218,509	
SOH/AGL Deduction		90,098	
ASSESSED VALUE		128,411	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		77,000	
TOTAL JUST VALUE		218,509	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,509	
SALE:1:1: NO STAMPS ON DEED			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/0777	4/08/1999	WD	Q	I		92,500
GRANTOR: WARD						
GRANTEE: WHEELER						
0687/0493	5/23/1989	WD	U	V		0
GRANTOR: PRATER						
GRANTEE: WARD						

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/20/2026		MLU

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	1,200.00	100	0	0	3	100	1,200	
2	0260	PAVEMENT-A	0	100	150	12		1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	12	16		192.00	UT	7.50	7.50	75	1993	1993	3	75	1,080	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
5	0080	DECKING	0	100	0	0		1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
TOTALS																		

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W17 FSP= N12 W18 S12 E18\$ W55 S32 E27 FOP= E24 N6W24 S6\$ N6 E24 FGR= S6 E21 N20 W21 S14\$ N14 E21 N12\$.																

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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

TOTAL OB/XF																
4,080																