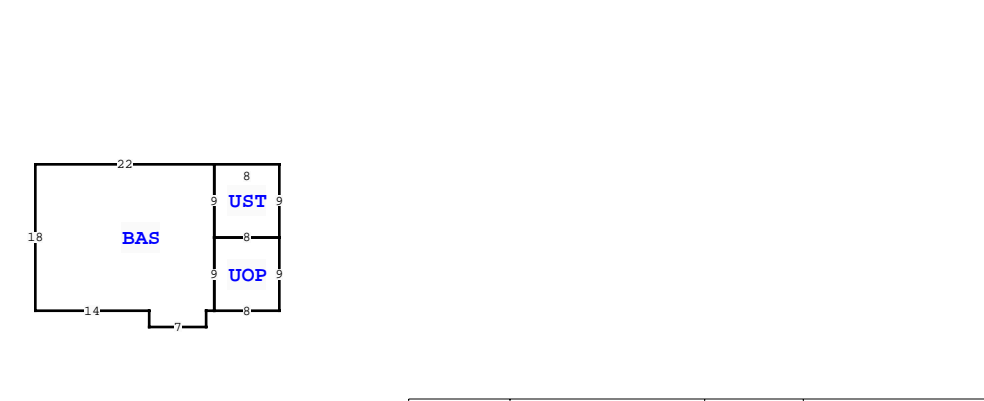




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectural	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	1,057	123.1650	137.94	145,803	1982	1982	0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			94,772
TOTAL MARKET OB/XF VALUE			16,600
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			137,372
SOH/AGL Deduction			0
ASSESSED VALUE			137,372
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			137,372
TOTAL JUST VALUE			137,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,966
LAND:1:1: 0.50 ACRE			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	410	100		410	36,761
FUS	528	100		528	47,341
UDU	80	55		44	3,945
UOP	72	20		14	1,255
UOP	144	20		29	2,600
UST	72	45		32	2,869
TOTALS	1,306			1,057	94,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/9	2/27/2026	WD	Q	I	01	168,300
GRANTOR: PEGNETTER SHARON						
GRANTEE: GEISLER AARON ADAM						
1044/2008	4/14/2005	WD	Q	I	06	38,400
GRANTOR: JAMES PEGNETTER						
GRANTEE: SHARON PEGNETTER						

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	0120	CLFENCE 4	0	0	0	0	120.00	UT	7.50	7.50	100	2008	2008	3	100	900	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0030	BARN,MT	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	

TOTAL OB/XF													
16,600													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W22 S18 E14 S2 E7 N2 E1 UOP= E8 N9 W8 S9\$ N9 UST= E8 N9 W8 S9\$ N9 \$PTR= N40 UDU= N8 W10 S8 E10\$S40\$ PTR=N40 E50 UOP= N18 W8 FUS= N2 W24 S22 E24 N20\$ S18 E8\$ S40 W50\$.													

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							