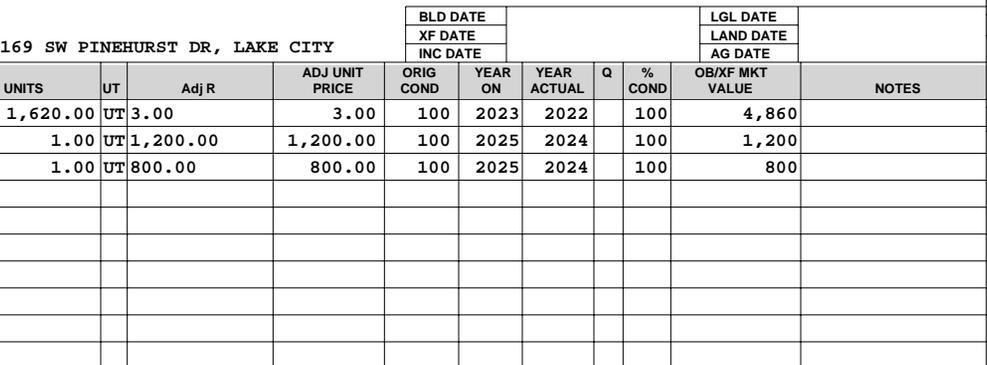


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,645	126.1260	141.26	373,633	2022	2022	0	0	0	3.00	97.00
1 SINGLE FAM 0% - 2025 Heated Area: 2238 HX Base Yr												



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
NEIGHBORHOOD/LOC 21416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2023	2,238	306,656
FGR	550	55	2023	302	41,381
FOP	144	30	2023	43	5,892
FOP	208	30	2023	62	8,495
TOTALS	3,140			2,645	362,424

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	1,620.00	UT	3.00	3.00	100	2023	2022		100	4,860	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

TOTAL OB/XF																								
													6,860											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			362,424
TOTAL MARKET OB/XF VALUE			6,860
TOTAL LAND VALUE - MARKET			26,500
TOTAL MARKET VALUE			395,784
SOH/AGL Deduction			0
ASSESSED VALUE			395,784
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			395,784
TOTAL JUST VALUE			395,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042724	New Residential C	165,000	09/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/735	11/22/2024	WD Q	Q	I	01	465,000
GRANTOR: BASS JEANELLE C						
GRANTEE: VERBLE KATHY J REVO						
1460/1959	2/25/2022	WD Q	Q	I	01	395,000
GRANTOR: VISION PROPERTY DEVEL						
GRANTEE: BASS JEANELLE C						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=20,-20] W48 N14 W18 S43 E17 S3 E24 N3 E25 N29 \$												
FOP=[YR=2023;ORIG=-28,-28] E26 S8 W26 N8 \$												
FOP=[YR=2023;ORIG=-29,12] E24 S6 W24 N6 \$												
FGR=[YR=2023;ORIG=-5,9] E25 S22 W25 N22 \$												