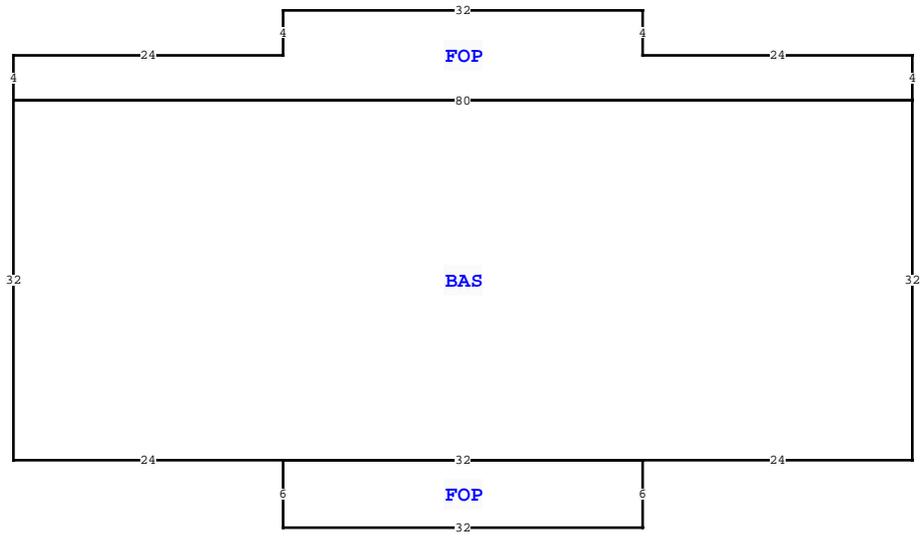


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,560	100	
FOP	192	30	
FOP	448	30	
TOTALS	3,200		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,752	114.9120	128.70	354,182	2021	2021	0	0	4.00	96.00		
1 SINGLE FAM 50% - 2022 Heated Area: 2560 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			340,015	
TOTAL MARKET OB/XF VALUE			2,400	
TOTAL LAND VALUE - MARKET			46,000	
TOTAL MARKET VALUE			355,415	
SOH/AGL Deduction			23,673	
ASSESSED VALUE			331,742	
TOTAL EXEMPTION VALUE	HA HAB		51,411	
BASE TAXABLE VALUE			280,331	
TOTAL JUST VALUE			388,415	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			388,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40962	SFR		12/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2700	2/09/2026	WD	U	I	11	100
GRANTOR: MORGAN JANET						
GRANTEE: MORGAN NATHAN						
1402/1550	1/02/2020	WD	Q	V	05	112,000
GRANTOR: FRANCISCO & MERCEDES						
GRANTEE: NATHAN & JANET MORG						

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	50	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0166	CONC, PAVMT	0	50	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

TOTAL OB/XF														2,400										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	250.00	250.00	1,000							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							
3	0100	C	SFR	50					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BUILDING NOTES													
BAS=[ORIG=40,20] S32 E24 E32 E24 N32 W80 \$ FOP=[ORIG=40,16] S4 E80 N4 W24 N4 W32 S4 W24 \$ FOP=[ORIG=64,52] S6 E32 N6 W32 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=40,20] S32 E24 E32 E24 N32 W80 \$ FOP=[ORIG=40,16] S4 E80 N4 W24 N4 W32 S4 W24 \$ FOP=[ORIG=64,52] S6 E32 N6 W32 \$													

REVIEW DATE 09/28/2021 BY TW																								
Total Acres: 5.00					Total Land Value: 13,000					Market: 34,000					Agricultural: 1,000					Common: 12,000				