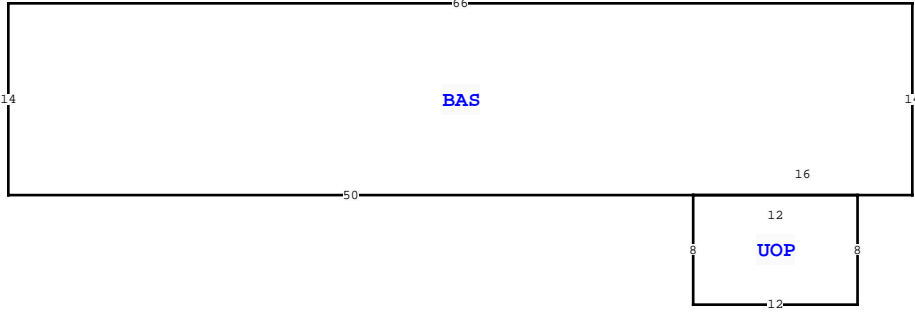


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architactual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	21417.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,115
UOP	96	25		24	548
TOTALS	1,020			948	21,664

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	948	95.2200	57.13	54,159	1989	1989	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			21,664
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			37,800
TOTAL MARKET VALUE			43,440
SOH/AGL Deduction			1,006
ASSESSED VALUE			42,434
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			42,434
TOTAL JUST VALUE			66,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1198/1656	7/27/2010	WD U	I	I	11	100
GRANTOR: SAMUEL FOR D BREWER &						
GRANTEE: CWH LAND LLC						
1055/0003	8/09/2005	WD Q	I			45,000
GRANTOR: AUDREY SMITH & JANICE						
GRANTEE: SAMUEL FORD BREWER						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS= W66 S14 E50 UOP= S8 E12 N8 W12\$ E16 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	6200	A	PASTURE 3	0					1.70	AC		1.00	1.00	1.00	280.00	280.00	476							
3	9910	M	MKT.VAL.AG	0					1.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,800							