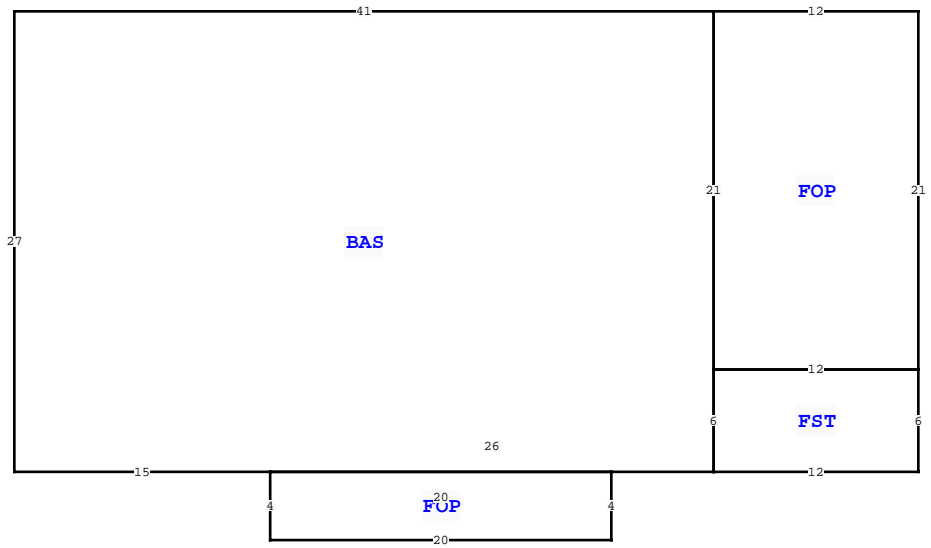




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,107	100	
FOP	80	30	
FOP	252	30	
FST	72	55	
TOTALS	1,511		

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%	- 2017								
				Heated Area:	1107			HX Base Yr	2017		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		112,229	
TOTAL MARKET OB/XF VALUE		11,810	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		147,439	
SOH/AGL Deduction		39,768	
ASSESSED VALUE		107,671	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		56,260	
TOTAL JUST VALUE		147,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24803	REMODEL	165	07/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1823	3/21/2014	WD	U	I	37	126,000
GRANTOR: RICHARD & CAROL GUNSA						
GRANTEE: BRENDA KARR (SING)						
0923/0628	3/16/2001	WD	Q	I		56,900
GRANTOR: HUDSON'S						
GRANTEE: RICHARD & CAROL GUN						

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	12	18	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	100	2008	2008	3	100	2,880	
3	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	100	2008	2008	3	100	2,880	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	50	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	2,200	

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	0100	C	SFR	100		RSF/MH	0.00	0.00	1.80	AC		1.00	1.00	1.00	13,000.00	13,000.00	23,400							

REVIEW DATE																								
02/20/2023 BY ks Total Acres: 1.80 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 06/09/2026 BY SYS																								