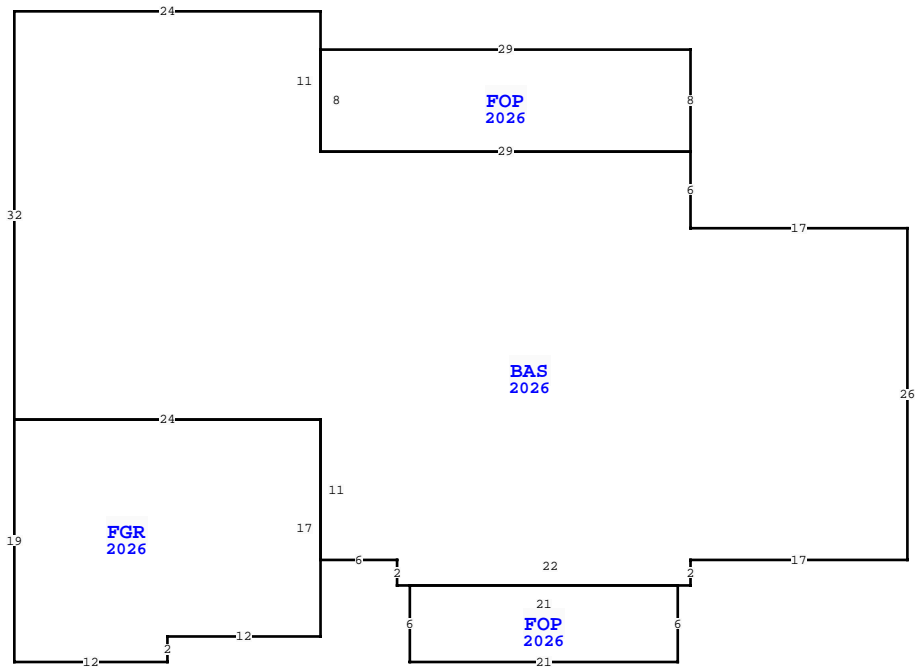


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

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%	- 2026		Heated Area: 2184		HX Base Yr 2026				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2026	2,184	286,934
FGR	432	55	2026	238	31,268
FOP	126	30	2026	38	4,992
FOP	232	30	2026	70	9,197
<b>TOTALS</b>	<b>2,974</b>			<b>2,530</b>	<b>332,391</b>

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	100	0	0			5.00	100	2026	2025		100	4,000	

TOTAL OB/XF										4,000						
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LAND DESCRIPTION										TOTAL OB/XF										4,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				332,391	
TOTAL MARKET OB/XF VALUE				4,000	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				371,391	
SOH/AGL Deduction				0	
ASSESSED VALUE				371,391	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				319,980	
TOTAL JUST VALUE				371,391	
NCON VALUE				336,391	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				35,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049721	New Residential C	350,000	05/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1086	12/02/2022	WD	Q	V	01	34,500
GRANTOR: CREAMER LINDA M						
GRANTEE: NELSON ERIC						
1430/2310	2/16/2021	WD	Q	V	01	26,500
GRANTOR: MYLES JOHN T						
GRANTEE: CREAMER LINDA M						

BUILDING NOTES
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BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=70,10] W17 N6 W29 N11 W24 S32 E24 S11 E6 S2 E1 E22 N2 E17 N26 \$
FGR=[YR=2026;ORIG=24,25] W24 S19 E12 N2 E12 N17 \$
FOP=[YR=2026;ORIG=24,-4] E29 S8 W29 N8 \$
FOP=[YR=2026;ORIG=31,38] E21 S6 W21 N6 \$