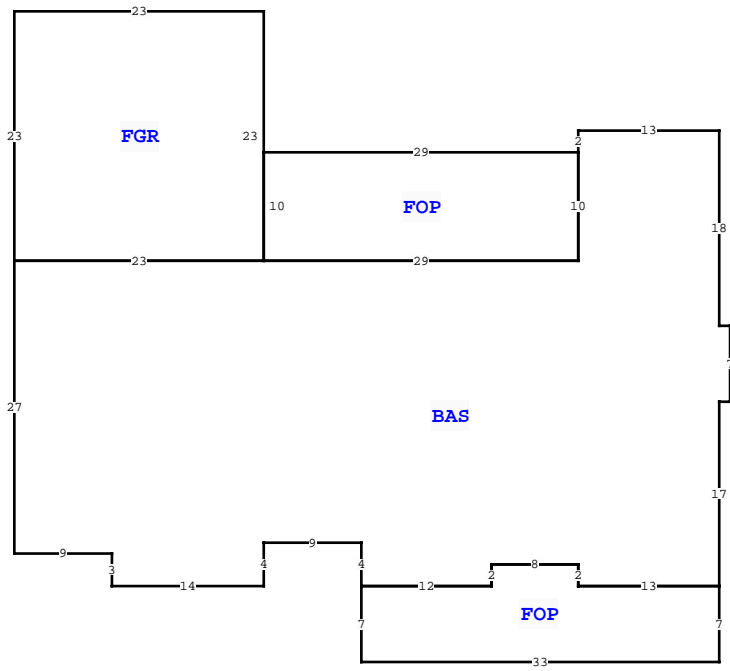




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,034	100	
FGR	529	55	
FOP	247	30	
FOP	290	30	
TOTALS	3,100		

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	137.64	342,173	2021	2021	0	0	4.00	96.00
			Heated Area: 2034			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		328,486	
TOTAL MARKET OB/XF VALUE		3,810	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		367,296	
SOH/AGL Deduction		0	
ASSESSED VALUE		367,296	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		315,885	
TOTAL JUST VALUE		367,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,751	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40759	SFR	0	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/935	11/03/2025	WD	Q	I	01	495,000
GRANTOR: MCKENZIE JOINT REVOCA						
GRANTEE: DEAN BRENT ALAN						
1496/2530	8/11/2023	TR	U	I	11	100
GRANTOR: MCKENZIE MARGARET REV						
GRANTEE: MCKENZIE JOINT REVO						

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			3.00	100	2022	2021		100	3,810	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS=[ORIG=10,-10] W13 S2 S10 W29 W23 S27 E9 S3 E14 N4 E9 S4 E12 N2 E8 S2 E13 N17 E1 N7 W1 N18 \$	
FGR=[ORIG=-55,-21] E23 S23 W23 N23 \$	
FOP=[ORIG=-32,-8] E29 S10 W29 N10 \$	
FOP=[ORIG=10,32] W13 N2 W8 S2 W12 S7 E33 N7 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 3,810																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							