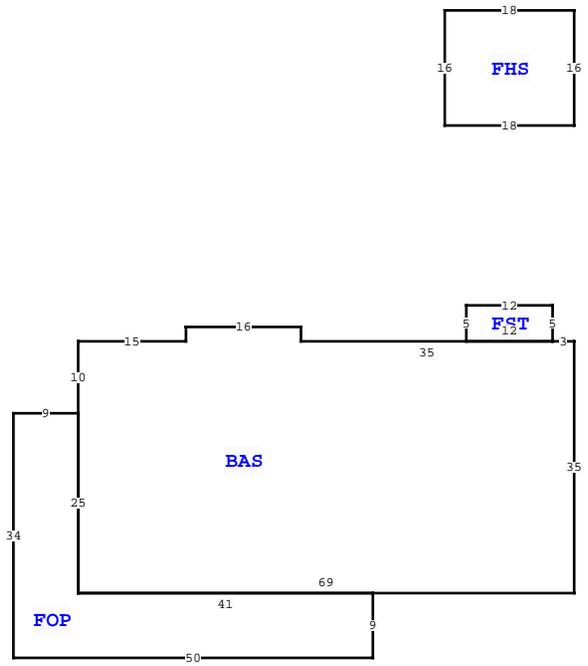


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	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
NEIGHBORHOOD/LOC	22316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,447	100	
FHS	288	60	
FOP	675	30	
FST	60	55	
TOTALS	3,470		
		2,855	271,008

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: 2735						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			271,008
TOTAL MARKET OB/XF VALUE			1,104
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			371,112
SOH/AGL Deduction			0
ASSESSED VALUE			371,112
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			319,701
TOTAL JUST VALUE			371,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053440	Roof Replacement	25,000	06/24/2025
000052203	Right-of-Way Acce		01/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2454	7/01/2025	WD	Q	I	01	475,000
GRANTOR: SUTTON MICHAEL						
GRANTEE: VINCENT KELLEN						
1445/2209	8/18/2021	WD	Q	I	01	1,000,000
GRANTOR: WRIGHT RICHARD & ANN						
GRANTEE: SUTTON MICHAEL						

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	0083	DOCK-LAKE	0	100	0	0			11.50	100	2008	2008	3	40	1,104	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W3 W35 N2 W16 S2 W15 S10 S25 E69 N35 \$	
FOP=[ORIG=-69,10] W9 S34 E50 N9 W41 N25 \$	
FHS=[ORIG=0,-30] N16 W18 S16 E18 \$	
FST=[ORIG=-3,0] N5 W12 S5 E12 \$	
PTR=[ORIG=0,0] N30 S30 \$	

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	0133	C	SFR LAKE	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							