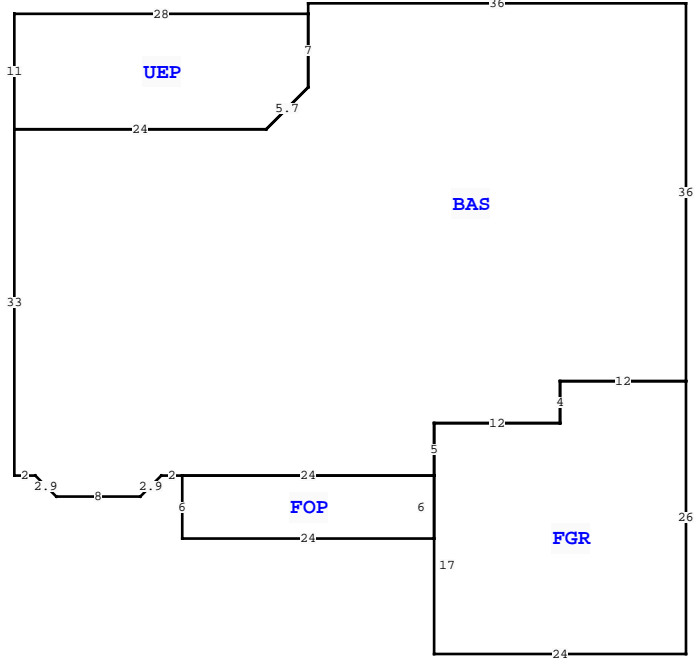


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	31	VINYL SID 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 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	22316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100		2,404	235,562
FGR	576	55		317	31,062
FOP	144	30		43	4,213
UEP	300	60		180	17,637
TOTALS	3,424			2,944	288,476

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,944	122.7050	137.43	404,594	1997	1997	0	0	28.70	71.30
1 SINGLE FAM 100% - 1999 Heated Area: 2404 HX Base Yr 1999											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		288,476	
TOTAL MARKET OB/XF VALUE		28,631	
TOTAL LAND VALUE - MARKET		35,099	
TOTAL MARKET VALUE		352,206	
SOH/AGL Deduction		109,603	
ASSESSED VALUE		242,603	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		191,192	
TOTAL JUST VALUE		352,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,332	
LAND:1:1: .57 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16471	POOL	504	01/05/2000
12116	SFR	385	02/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I / V	RSN CD	SALE PRICE	
1000/1800	11/06/2003	WD Q	Q V	01	400	
GRANTOR: WOODBOROUGH CORPORATI						
GRANTEE: DENNIS M & MARY D R						
0868/0604	10/27/1998	WD Q	I		152,000	
GRANTOR: ROWAN HOMES INC						
GRANTEE: RIGSBY						

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	1,655.00	UT	1.50	1.50	100	1997	1997	3	100	2,483	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
3	0280	POOL R/CON	0	100	16	576.00	UT	70.00	70.00	100	2000	2000	3	40	16,128	
4	0282	POOL ENCL	0	100	30	1,470.00	UT	15.00	15.00	100	2000	2000	3	40	8,820	
TOTALS															28,631	

LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100			0.00	0.00	0.11	AC		1.00	1.00	1.00	900.00	900.00	99							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W36 S1 UEP= W28 S11 E24 R4 U4 N7\$ S7 D4 L4 W24 S33E2 D2 R2 E8 R2 U2 E2 FOP= S6 E24 N6 W24\$ E24 FGR= S17 E24 N26 W12 S4 W12 S5\$ N5 E12 N4 E12 N36\$.														