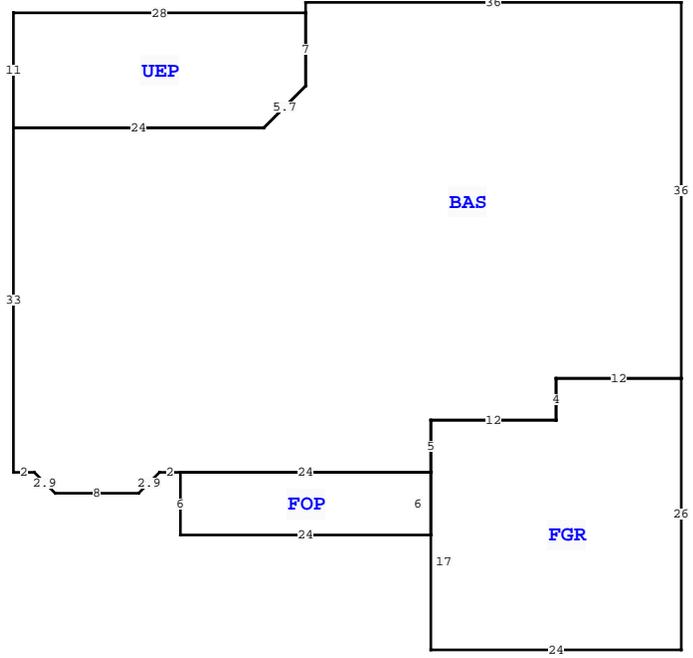


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	31 VINYL SID 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	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	239,762
FGR	576	55		317	31,616
FOP	144	30		43	4,289
UEP	300	60		180	17,952
TOTALS	3,424			2,944	293,618

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	139.88	411,807	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		293,618	
TOTAL MARKET OB/XF VALUE		28,631	
TOTAL LAND VALUE - MARKET		35,099	
TOTAL MARKET VALUE		357,348	
SOH/AGL Deduction		114,745	
ASSESSED VALUE		242,603	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		191,192	
TOTAL JUST VALUE		357,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,332	
LAND:1:1: .57 AC			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1000/1800	11/06/2003	WD 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																

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/14/2026 MLU
LAND DATE	
AG DATE	

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\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 28,631																								
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							