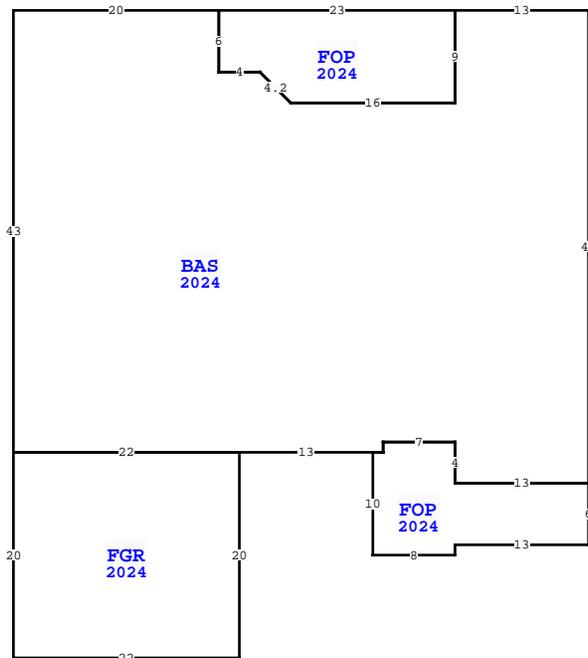


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
NEIGHBORHOOD/LOC	22416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,250	100	2024
FGR	440	55	2024
FOP	165	30	2024
FOP	191	30	2024
TOTALS	3,046		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,599	122.4510	139.59	362,794	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM			100% - 2024	Heated Area: 2250		HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			355,538	
TOTAL MARKET OB/XF VALUE			7,660	
TOTAL LAND VALUE - MARKET			26,500	
TOTAL MARKET VALUE			389,698	
SOH/AGL Deduction			60,836	
ASSESSED VALUE			328,862	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			277,451	
TOTAL JUST VALUE			389,698	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			387,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045743	New Residential C	320,650	10/21/2022
45743			10/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2210	11/08/2023	WD Q	Q	I	01	415,300
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: HERGET BENJAMIN R						
1449/1382	10/07/2021	WD Q	Q	V	05	99,000
GRANTOR: ALEX & BLONDINA STEVE						
GRANTEE: ADAMS HOMES OF NORT						

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			820.00	100	2024	2023		100	2,460	
2	0294	SHED WOOD/	0	100	0	0			1.00	100	2025	2024		100	3,200	
3	0169	FENCE/WOOD	0	100	0	0			1.00	100	2025	2024		100	2,000	

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							