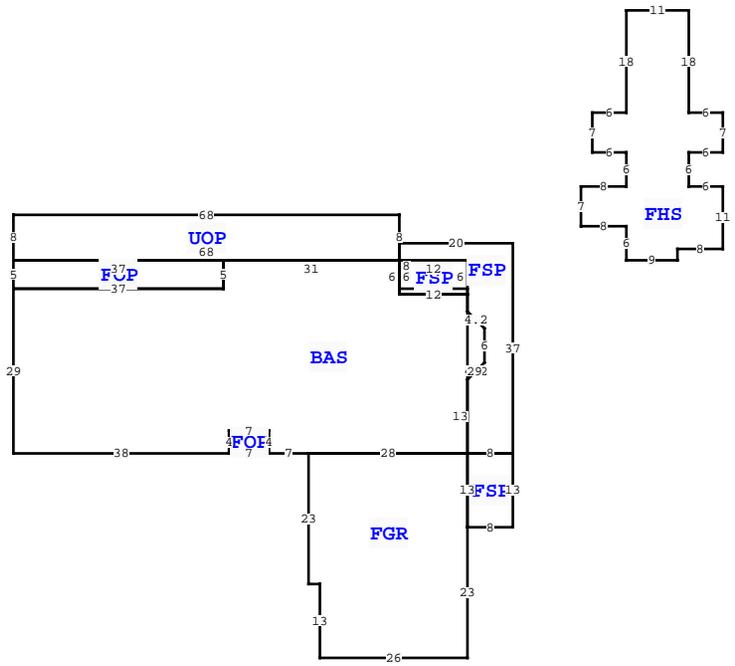


980-2539-2541,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,462	100
FGR	982	55
FHS	686	60
FOP	28	30
FOP	185	30
FSP	72	40
FSP	104	40
FSP	392	40
UOP	544	20
TOTALS	5,455	

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%	- 2006		556,494	2004	2004	0	0	21.00	79.00
Heated Area: 3148 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,630
TOTAL MARKET OB/XF VALUE		8,140
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		500,270
SOH/AGL Deduction		155,019
ASSESSED VALUE		345,251
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,840
TOTAL JUST VALUE		500,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047248	Roof Replacement	26,150	05/16/2023
217000	SFR	794	04/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/2541	4/11/2003	WD	Q	V	03	20,000
GRANTOR: WILLIAM ROWAN						
GRANTEE: PATEL						
0980/2539	4/11/2003	WD	Q	V	03	20,000
GRANTOR: THOMAS, VELVA, STUART R						
GRANTEE: PATEL						

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	3,256.00	UT	2.50	2.50	100	2009	2009	3	100	8,140	

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

BUILDING NOTES														
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BUILDING DIMENSIONS
 BAS= W31 FOP= W37 S5 E37 N5\$ S5 W37 S29 E38 FOP= E7 N4 W7 S4\$
 N4 E7 S4 E7 FGR= S23 E2 S13 E26 N23 FSP= E8 N13 W8 S13\$ N13
 W28\$ E28 FSP= E8 N37 W20 S8 E12 S29\$ N13 U3 R3 N6 L3 U3
 N3 FSP= N6 W12 S6 E12\$ W12 N6 \$ UOP= N8 W68 S8 E68\$ PTR= E40
 FHS= E9 N2 E8 N11 W6 N6 E6 N7 W6 N18 W11 S18 W6 S7 E6 S6 W8
 S7 E8 S6\$ W40\$.

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	DPTH 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	1.50	35,000.00	52,500.00	52,500							