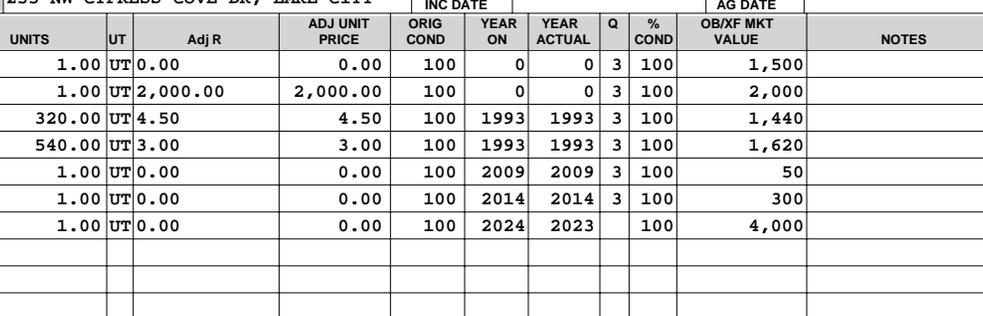


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,765	123.9700	141.33	390,777	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2193 HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		254,005	
TOTAL MARKET OB/XF VALUE		10,910	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		299,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		299,915	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		299,915	
TOTAL JUST VALUE		299,915	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		295,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1500/2614	10/16/2023	WD U	U	I	38	197,800

GRANTOR: ROSENGRANT MURLIND JR
GRANTEE: FALLING CREEK INVES
0629/0032 7/29/1987 WD U V 125,000
GRANTOR: FORSYTH CECIL K &
GRANTEE: ROSENGRANT MURLIND

BUILDING NOTES	

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	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	1,500
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
3	0120	CLFENCE 4	0	0	0	0	320.00	UT 4.50	4.50	100	1993	1993	3	100	1,440
4	0070	CARPOT UF	0	0	18	30	540.00	UT 3.00	3.00	100	1993	1993	3	100	1,620
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT 0.00	0.00	100	2009	2009	3	100	50
6	0296	SHED METAL	0	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	300
7	0020	BARN, FR	0	0	0	0	1.00	UT 0.00	0.00	100	2024	2023		100	4,000

TOTALS 3,278 2,765 254,005

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	0		RSF	2271.00	181.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/03/2023 BY TP																								
Total Acres: 1.13					Total Land Value: 35,000					Market: 0					Agricultural: 0					Common: 35,000				