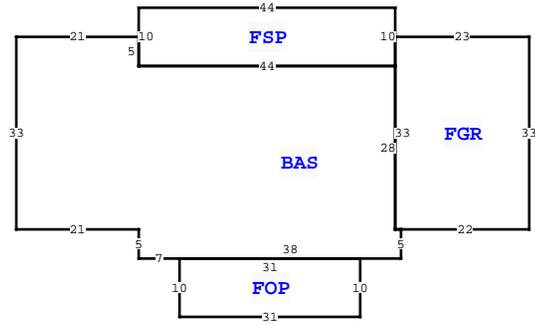
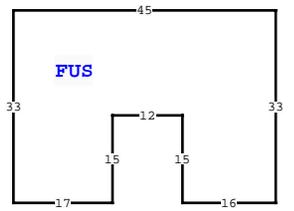


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,150	100	
FGR	759	55	
FOP	310	30	
FSP	440	40	
FUS	1,305	100	
TOTALS	4,964		

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%	- 2020		Heated Area: 3455					HX Base Yr	2020	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		401,838	
TOTAL MARKET OB/XF VALUE		29,519	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		466,357	
SOH/AGL Deduction		122,211	
ASSESSED VALUE		344,146	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		292,735	
TOTAL JUST VALUE		466,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,722	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044014	Roof Replacement	20,728	03/28/2022
14582	POOL	95	10/05/1998
14120	SFR	530	06/11/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/2190	6/27/2019	WD	Q	I	01	379,900

GRANTOR: MELINDA KEENER  
GRANTEE: RAHIMUL & YASMIN AK  
1284/2205 11/07/2014 WD Q I 01 259,500  
GRANTOR: MCGEHEE  
GRANTEE: MELINDA KEENER

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	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	1998	1998	3	40	14,336	
2	0282	POOL ENCL	0	100	26	45	UT	15.00	15.00	100	1998	1998	3	40	7,020	
3	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	100	1998	1998	3	100	6,423	
4	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	1998	1998	3	100	1,740	

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	2218.00	196.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							