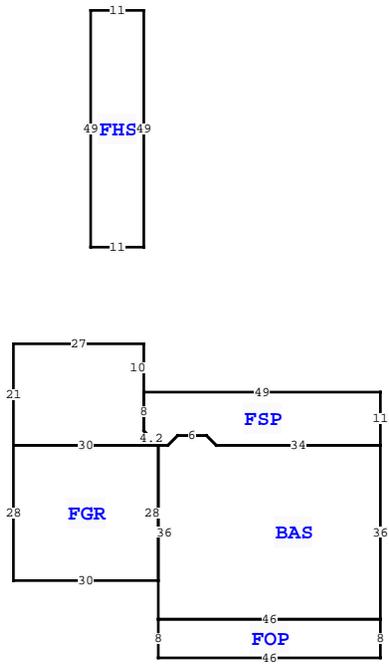




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	31	VINYL SID 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	15	HARDTILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	3.5	100			
Frame	01	NONE 100			
Stories	1.5	1.5 100			
Architectural	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	23316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	236,441
FGR	840	55		462	48,679
FHS	539	60		323	34,034
FOP	368	30		110	11,590
FSP	519	40		208	21,916
TOTALS	4,510			3,347	352,660

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%	- 2022		489,465	1999	1999	0	0	27.95	72.05	
				Heated Area: 2783				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		352,660	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		390,660	
SOH/AGL Deduction		43,728	
ASSESSED VALUE		346,932	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		295,521	
TOTAL JUST VALUE		390,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043751	Roof Replacement	20,000	02/22/2022
14901	SFR	385	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1930	10/01/2021	WD	Q	I	01	335,000
GRANTOR: MILHOAN KATHLEEN E						
GRANTEE: BRZAK ROBERT						
1309/0227	1/27/2016	WD	U	I	18	170,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: KATHLEEN E MILHOAN						

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			0.00	100	1999	1999	3	100	3,000	

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	35,000.00	35,000.00	35,000							

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	35,000.00	35,000.00	35,000							