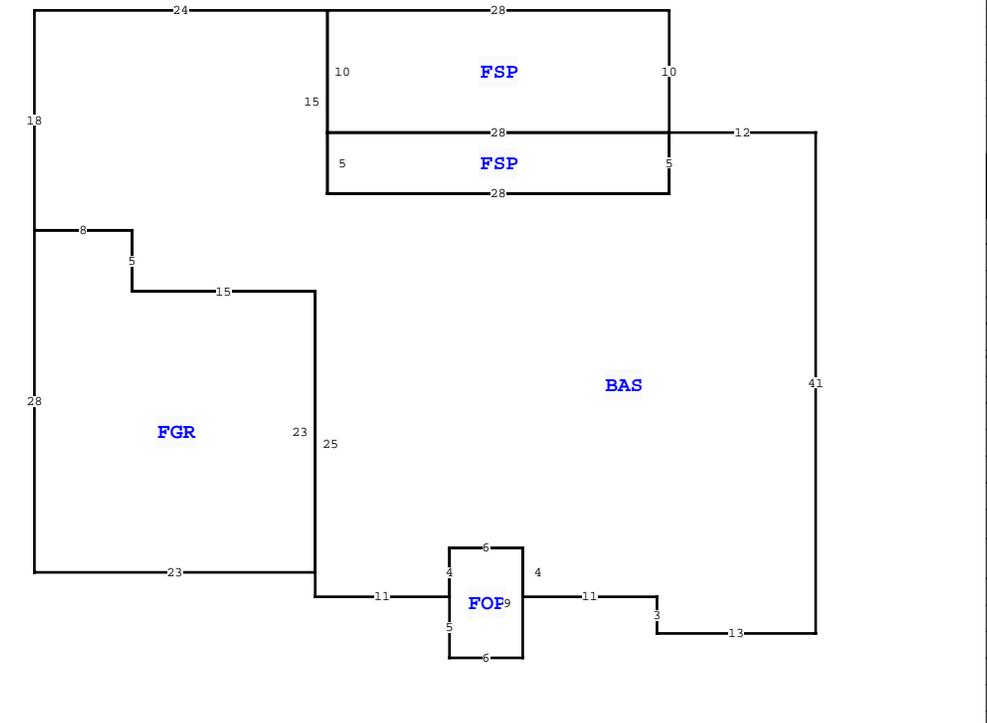


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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

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%	- 2026								
				Heated Area: 1932							
					HX Base Yr 2026						



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	198,192
FGR	569	55		313	32,108
FOP	54	30		16	1,642
FSP	140	40		56	5,745
FSP	280	40		112	11,490
TOTALS	2,975			2,429	249,176

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	1,037.00	UT	2.00	2.00	100	2004	2004	3	100	2,074	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

TOTAL OB/XF											
3,674											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF											
3,674											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			249,176
TOTAL MARKET OB/XF VALUE			3,674
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			287,850
SOH/AGL Deduction			0
ASSESSED VALUE			287,850
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			236,439
TOTAL JUST VALUE			287,850
NCON VALUE			1,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044248	Roof Replacement	25,300	04/22/2022
21423	SFR	555	01/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/615	10/17/2025	WD	Q	I	01	335,000
GRANTOR: CAMPBELL JAREE L						
GRANTEE: TOWN-LOFSTROM LUKE						
1398/1561	11/07/2019	WD	Q	I	01	198,000
GRANTOR: GARY D & JUDY A BANKS						
GRANTEE: JAREE L & SALOME WI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 FSP= N10 W28 S10 E28\$ FSP= W28 S5 E28N5\$ S5 W28 N15 W24 S18 FGR= S28 E23 N23 W15 N5 W8\$E8 S5 E15 S25 E11 FOP= S5 E6 N9 W6 S4 \$ N4 E6 S4 E11 S3 E13 N41\$.											