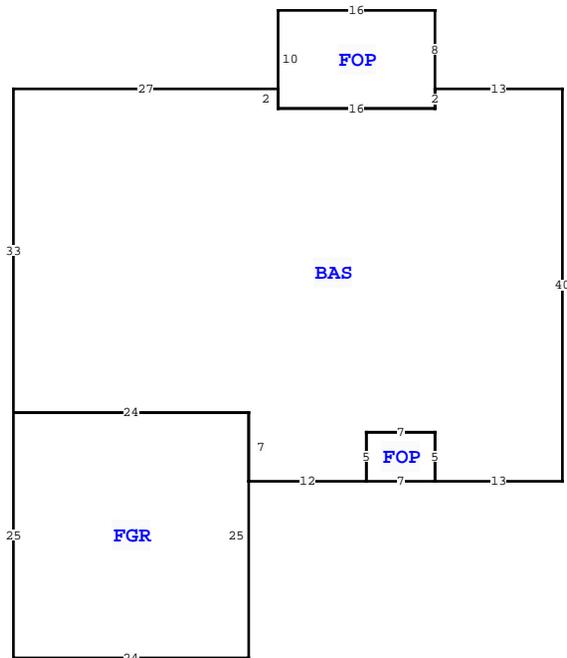


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,005	100	
FGR	600	55	
FOP	35	30	
FOP	160	30	
TOTALS	2,800		

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%	- 2009									
				Heated Area: 2005				HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			262,629
TOTAL MARKET OB/XF VALUE			7,228
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			304,857
SOH/AGL Deduction			112,957
ASSESSED VALUE			191,900
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			140,489
TOTAL JUST VALUE			304,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049291	Roof Replacement	18,270	02/26/2024
25573	SFR	597	02/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/2570	6/30/2008	WD Q	Q	I		202,500
GRANTOR: MARK AUSTERMAN						
GRANTEE: STANLEY & THERESA S						
1110/2770	2/05/2007	WD Q	Q	V		30,000
GRANTOR: BRYAN						
GRANTEE: MARK AUSTERMAN						

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	1,176.00	UT 3.00	3.00	100	2007	2007	3	100	3,528	
2	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 2,500.00	2,500.00	100	2025	2024	100	100	2,500	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/14/2026	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W13 FOP= N8 W16 S10 E16 N2\$ S2 W16 N2 W27 S33 FGR= S25 E24 N25 W24\$ E24 S7 E12 FOP= E7 N5 W7 S5\$ N5 E7 S5 E13 N40\$.			

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								