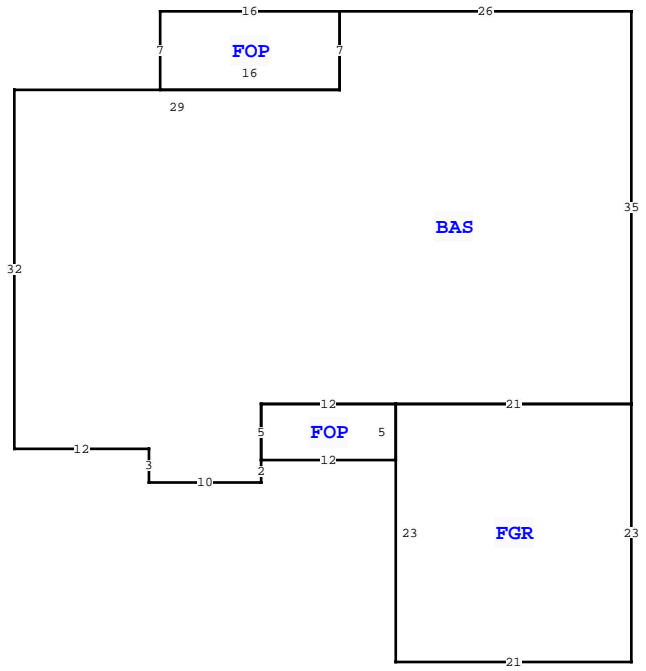


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	02	02	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,840	100	
FGR	483	55	
FOP	60	30	
FOP	112	30	
TOTALS	2,495		
TOTALS		2,158	240,194

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%	- 2019									
Heated Area: 1840						HX Base Yr 2019						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,194	
TOTAL MARKET OB/XF VALUE		4,272	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		279,466	
SOH/AGL Deduction		97,966	
ASSESSED VALUE		181,500	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		125,089	
TOTAL JUST VALUE		279,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30540	MAINT/ALTR	30	10/19/2012
22207	SFR	570	08/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1596	9/27/2018	WD Q	Q	I	01	195,000
GRANTOR: HORST DEDERICH & THO						
GRANTEE: MARY ANN BLUME-LLOY						
1300/1440	9/02/2015	WD Q	Q	I	01	174,000
GRANTOR: JOHN W & LISA A LUTHI						
GRANTEE: HORST DEDERICH & T						

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		2.00	100	2005	2005	3	100	2,072	
2	0258	PATIO	0	100	0	0	0		0.00	100	2014	2014	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	100	0	0	0		0.00	100	2014	2014	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	0		0.00	100	2014	2014	3	100	300	
TOTALS													4,272			

LAND DESCRIPTION																								
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							