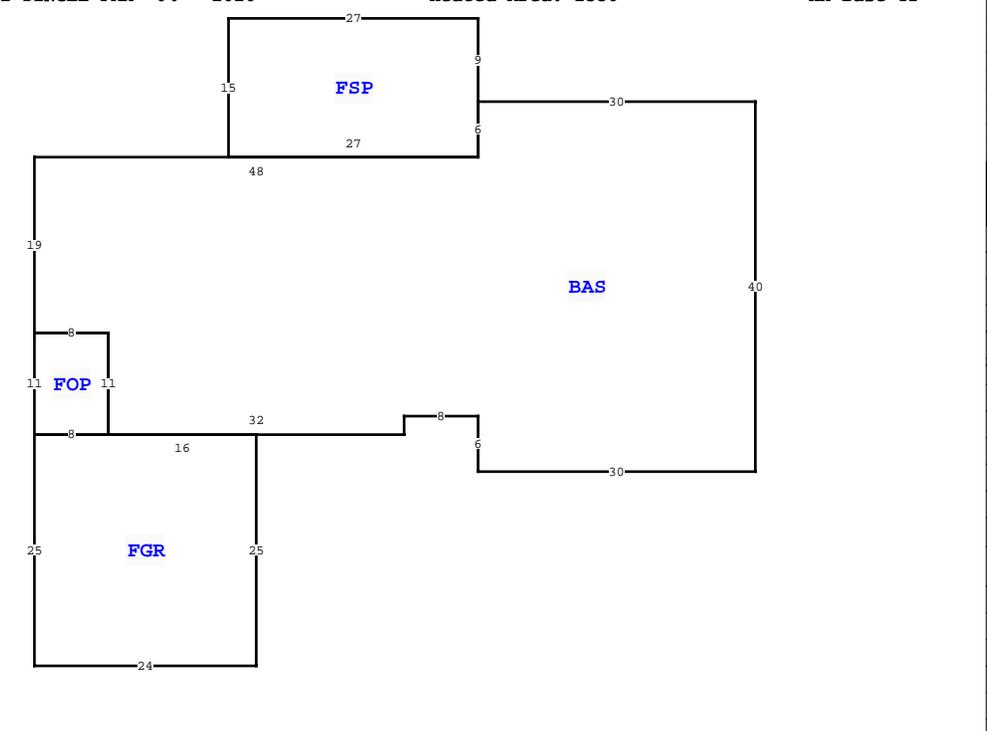


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,054	112.8600	128.66	392,928	1981	1990	0	0	35.00	65.00		



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC		24316.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100		2,536	212,083
FGR	600	55		330	27,598
FOP	88	30		26	2,174
FSP	405	40		162	13,548
TOTALS	3,629			3,054	255,403

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

TOTAL OB/XF														4,800			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/22/2025			MLU											

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	24,000.00	24,000.00	48,000							

TOTAL OB/XF														4,800			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				255,403	
TOTAL MARKET OB/XF VALUE				4,800	
TOTAL LAND VALUE - MARKET				48,000	
TOTAL MARKET VALUE				308,203	
SOH/AGL Deduction				0	
ASSESSED VALUE				308,203	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				308,203	
TOTAL JUST VALUE				308,203	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				324,810	

SALE:2:1: LOT 75 & 76 SPRINGHOLLOW S/D EX --

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054708	Roof Replacement	19,900	12/18/2025
26956	MAINT/ALTR	45	04/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1863	12/04/2025	WD	Q	I	01	322,500

GRANTOR: OCEAN SKYLER LEE
 GRANTEE: COSGROVE YVETTE REN
 1542/178 6/09/2025 PB U I 18 0
 GRANTOR: CONK PATRICIA A
 GRANTEE: OCEAN SKYLER LEE

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 FSP= N9 W27 S15 E27N6\$ S6 W48 S19 FOP= S11 E8 N11 W8\$ E8 S11 FGR= W8 S25 E24 N25 W16\$ E32 N2 E8 S6 E30 N40\$.													