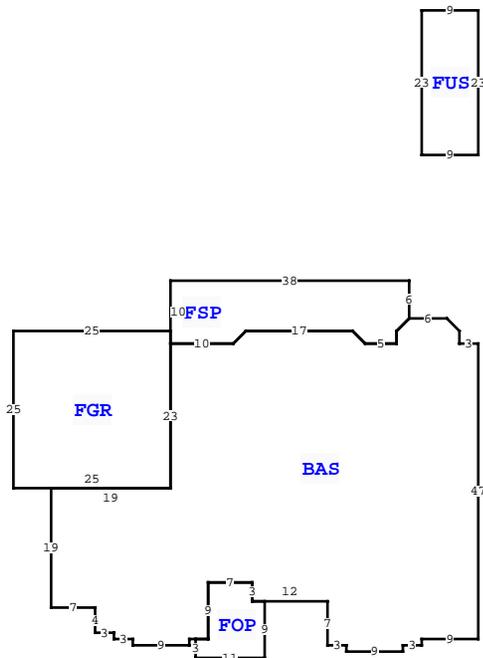


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,410	125.7993	143.41	489,028	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2013 Heated Area: 2900 HX Base Yr 2013													



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
07 07	0100		24316.00		
SINGLE FAMILY					
MKT AREA 03					
1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,693	100		2,693	308,962
FGR	625	55		344	39,466
FOP	108	30		32	3,671
FSP	336	40		134	15,374
FUS	207	100		207	23,749
<b>TOTALS</b>	<b>3,969</b>			<b>3,410</b>	<b>391,222</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	391,222		
TOTAL MARKET OB/XF VALUE	9,698		
TOTAL LAND VALUE - MARKET	48,000		
TOTAL MARKET VALUE	448,920		
SOH/AGL Deduction	154,992		
ASSESSED VALUE	293,928		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	242,517		
TOTAL JUST VALUE	448,920		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	438,878		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53795	Right-of-Way Acce		08/06/2025
000053795	Right-of-Way Acce		08/06/2025
000047892	Roof Replacement	34,942	08/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/0171	8/10/2012	WD	Q	I	01	275,000
GRANTOR: WYNKOOP						
GRANTEE: JAMES & DOROTHY HUL						
1065/1548	11/09/2005	WD	Q	I		292,000
GRANTOR: ISAAC CONSTRUCTION IN						
GRANTEE: WYNKOOP						

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	2,919.00	UT	2.50	2.50	100	2005	2005	3	100	7,298	
2	0261	PRCH, UOP	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/08/2026	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS													
BAS= W3 N2 L2 U2 W6 FSP= N6 W38 S10 E10 R2 U2 E17 D2 R2 E5 N2 R2 U2 \$ D2 L2 S2 W5 L2 U2 W17 D2 L2 W10 FGR= N2 W25 S25 E25 N23 \$\$S23 W19 S19 E7 S4 E3 S1 E3 S1 E9 N1 E1 FOP= S3 E11 N9 W2 N3 W7 S9 W2\$ E2 N9 E7 S3 E12 S7 E3 S1 E9 N1 E3 N1 E9 N47\$ PTR= N30 FUS= N23 W9 S23 E9\$ S30\$.													

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	48,000.00	48,000.00	48,000							