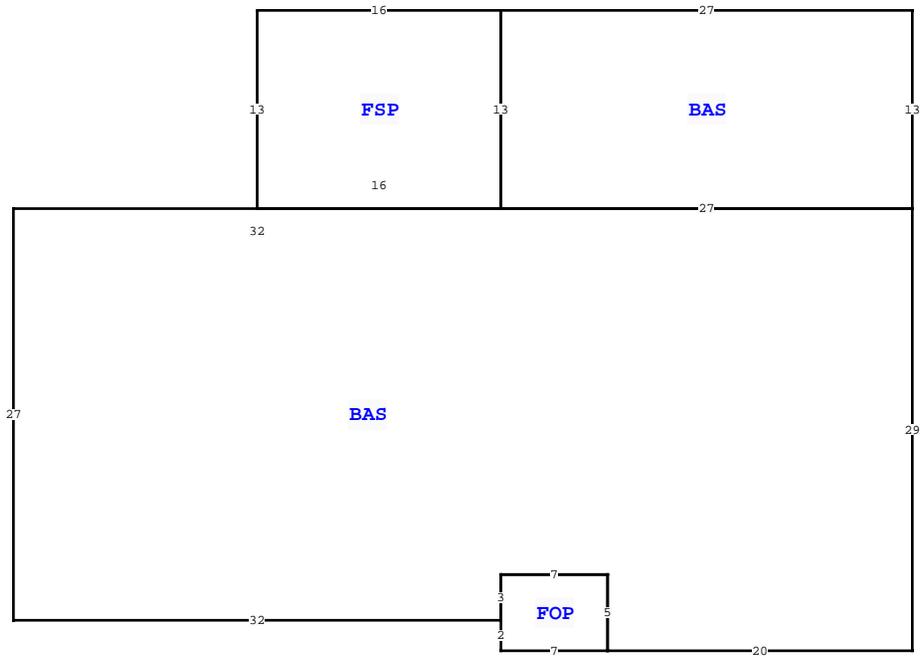


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,056	124.3242	141.73	291,397	1977	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 1963 HX Base Yr 2018



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			203,978
TOTAL MARKET OB/XF VALUE			4,008
TOTAL LAND VALUE - MARKET			21,420
TOTAL MARKET VALUE			229,406
SOH/AGL Deduction			84,122
ASSESSED VALUE			145,284
TOTAL EXEMPTION VALUE	HX HB 13		145,284
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			229,406
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,115

Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	24415.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	351	100		351	34,823
BAS	1,612	100		1,612	159,928
FOP	35	30		10	992
FSP	208	40		83	8,235
TOTALS	2,206			2,056	203,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049043	Roof Replacement	16,800	01/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1638	6/12/2017	WD	Q	I	01	179,000

GRANTOR: MARY H THRASHER
 GRANTEE: SEAN T DUNMORE
 0482/0308 1/01/1979 03 Q I 49,500
 GRANTOR:
 GRANTEE:

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1977	1977	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1977	1977	3	100	400	
3	0060	CARPORT F	0	100	24	24	UT	0.00	0.00	100	1995	1995	3	100	1,008	
4	0166	CONC, PAVMT	0	100	8	100	UT	0.00	0.00	100	1995	1995	3	100	600	
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	400	

TOTAL OB/XF											
4,008											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W32 S27 E32 FOP= S2 E7 N5 W7 S3\$ N3 E7 S5 E20 N29 BAS= N13 W27 FSP= W16 S13 E16 N13\$ S13 E27\$ W27\$.											

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		A-1	0.00	0.00	1.19	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,420							