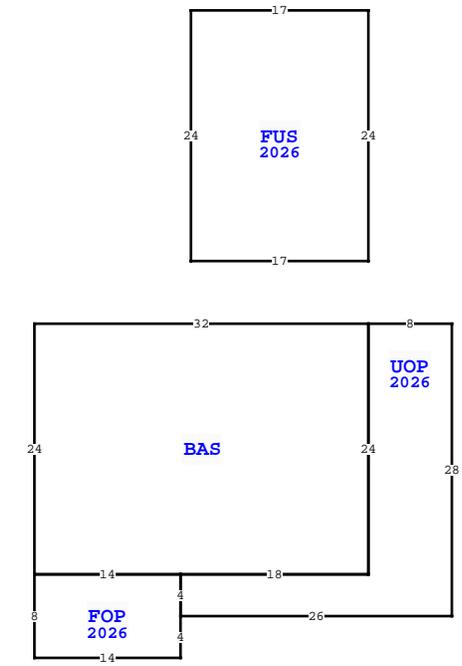


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	60		
Exterior Wall	07	ASB SHNGLE	40		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		1	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories		2.	2.100		
Architectural Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	04	04			
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	768	100		768	57,902
FOP	112	30	2026	34	2,564
FUS	408	100	2026	408	30,761
UOP	296	20	2026	59	4,448
TOTALS	1,584			1,269	95,674

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,269	101.7450	115.99	147,191	1982	1982	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1176 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,674
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			159,840
TOTAL MARKET VALUE			258,114
SOH/AGL Deduction			21,315
ASSESSED VALUE			236,799
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			236,799
TOTAL JUST VALUE			258,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055564	Right-of-Way Acce		04/28/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2725	7/02/2025	WD Q	Q	I	01	330,000

GRANTOR: NON PERFORMING LLC			
GRANTEE: WILHELM ARTHUR MAX			
1543/2717	5/30/2025	MD U	I 18
GRANTOR: TYRE JOHN E			
GRANTEE: NON PERFORMING LLC			

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[ORIG=0,0] W32 S24 E14 E18 N24 \$ FOP=[YR=2026;ORIG=-18,24] W14 S8 E14 N4 N4 \$ UOP=[YR=2026;ORIG=8,0] W8 S24 W18 S4 E26 N28 \$ FUS=[YR=2026;ORIG=0,-30] W17 S24 E17 N24 \$	

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	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	0	0	1.00	UT	1,200.00	1,200.00	50	2005	2005	3	50	600	

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	0					16.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	150,840							