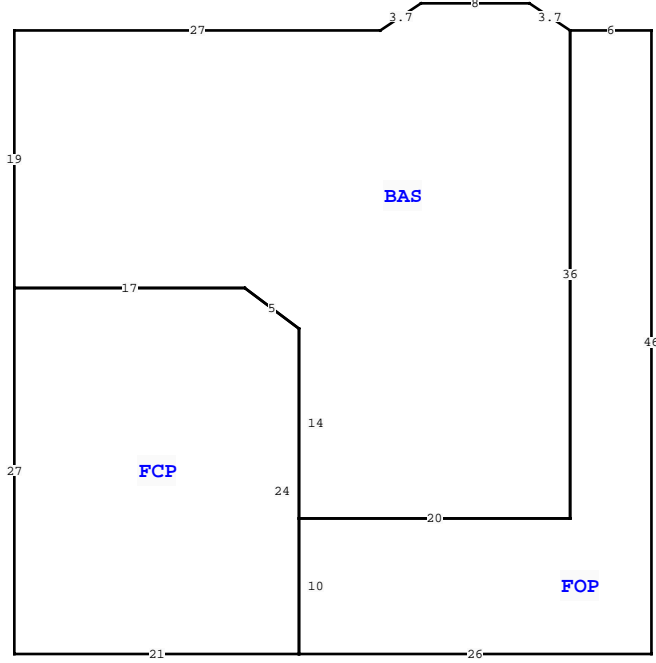




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	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	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	24416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,147	100		1,147	131,501
FCP	561	25		140	16,051
FOP	476	30		143	16,395
TOTALS	2,184			1,430	163,946

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%	- 2024								
				Heated Area:	1147			HX Base Yr	2024		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			163,946	
TOTAL MARKET OB/XF VALUE			7,440	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			206,386	
SOH/AGL Deduction			0	
ASSESSED VALUE			206,386	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			154,975	
TOTAL JUST VALUE			206,386	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			209,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046004	Roof Replacement	9,500	11/29/2022
11502	SFR	195	08/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/537	3/24/2023	WD Q	Q	I	01	248,000
GRANTOR: TJRL INVESTMENTS LLC						
GRANTEE: HULAHAN DANIELLE						
1477/1885	10/11/2022	WD U	I	I	37	140,000
GRANTOR: DURHAM DEANNA J						
GRANTEE: TJRL INVESTMENTS LL						

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	UT	2.00	2.00	100	1996	1996	3	100	3,740	
2	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	1996	1996	3	100	2,280	
3	0294	SHED WOOD/	0	100	8	12	UT	7.50	7.50	100	1996	1996	3	100	720	
4	0252	LEAN-TO W/	0	100	0	0	UT	100.00	100.00	100	2009	2009	3	100	100	
5	0081	DECKING WI	0	100	0	0	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION												TOTAL OB/XF					7,440							
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	1139.00	315.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							