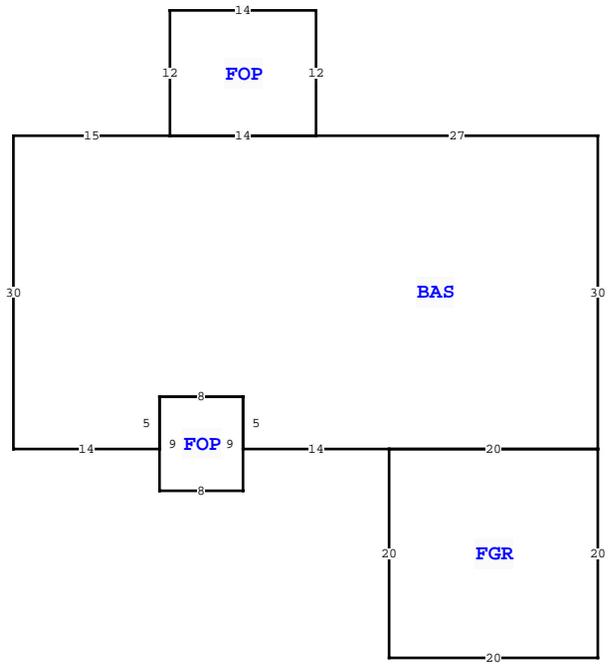




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	

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%	- 2021									
				Heated Area: 1640				HX Base Yr 2021				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	215,659
FGR	400	55		220	28,929
FOP	72	30		22	2,893
FOP	168	30		50	6,575
TOTALS	2,280			1,932	254,056

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	720.00	UT	2.25	2.25	100	2021	2020		100	1,620	
2	0294	SHED WOOD/	0	100	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

TOTAL OB/XF												
4,120												

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF												
4,120												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		254,056	
TOTAL MARKET OB/XF VALUE		4,120	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		293,176	
SOH/AGL Deduction		112,816	
ASSESSED VALUE		180,360	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		128,949	
TOTAL JUST VALUE		293,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40411	SFR	0	08/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2376	9/17/2020	WD Q	Q	V	01	30,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: RONALD A & JENNY L						
1360/1018	5/18/2018	WD Q	Q	V	01	16,000
GRANTOR: KENNY TOWNSEND						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=70,30] E14 N5 E8 S5 E14 E20 N30 W27 W14 W15 S30 \$												
FOP=[ORIG=84,34] E8 N9 W8 S9 \$												
FGR=[ORIG=106,50] E20 N20 W20 S20 \$												
POP=[ORIG=85,0] E14 N12 W14 S12 \$												