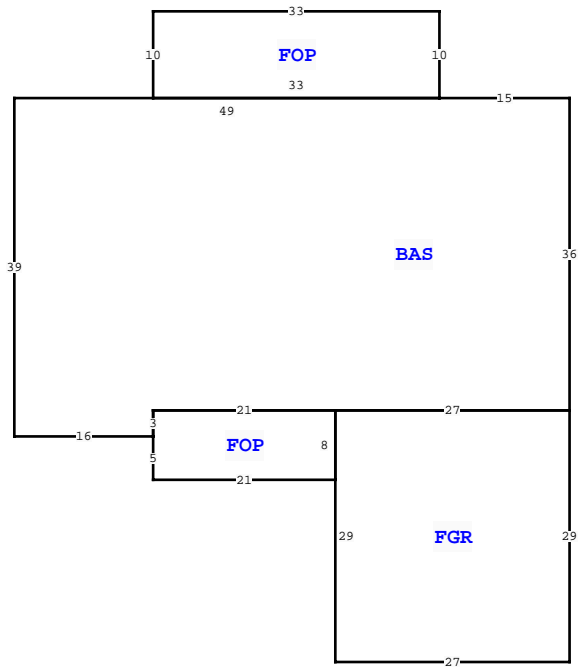




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100		2,352	273,321
FGR	783	55		431	50,086
FOP	168	30		50	5,810
FOP	330	30		99	11,505
TOTALS	3,633			2,932	340,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,932	115.2900	129.12	378,580	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2016 Heated Area: 2352 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			340,722
TOTAL MARKET OB/XF VALUE			54,082
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			429,804
SOH/AGL Deduction			143,186
ASSESSED VALUE			286,618
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			235,207
TOTAL JUST VALUE			429,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39542	POOL	0	04/01/2020
32380	SFR	1,030	10/08/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/1211	4/28/2008	WD Q	Q	V		30,000
GRANTOR: ABBA INVESTMENTS LLC						
GRANTEE: MATTHEW T SORENSEN						
1056/1326	8/22/2005	WD Q	Q	V		79,800
GRANTOR: PETER W GIEBEIG						
GRANTEE: ABBA 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	2015	2015	3	100	3,744	
2	0210	GARAGE U	0	100	28	40	UT	0.00	0.00	100	2019	2019	3	100	10,000	
3	0280	POOL R/CON	0	100	18	33	UT	70.00	70.00	100	2020	2020	3	91	37,838	
4	0120	CLFENCE 4	0	100	0	0	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
TOTALS															54,082	

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	35,000.00	35,000.00	35,000							