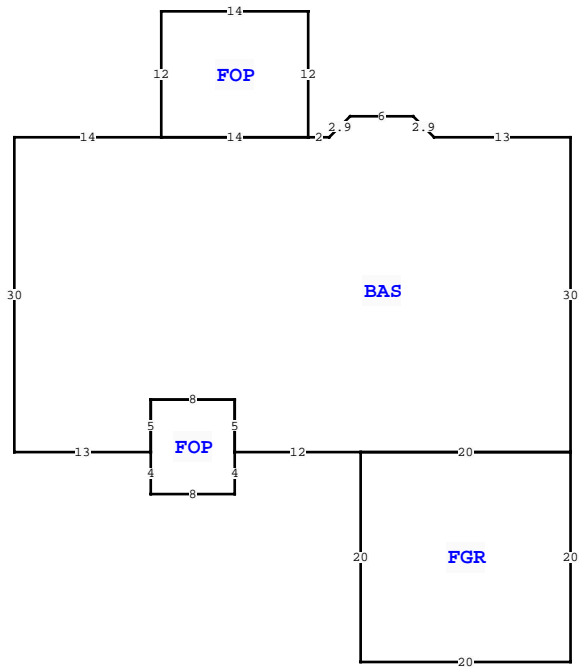


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	32	HARDIE BRD 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	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	24416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	206,186
FGR	400	55		220	28,966
FOP	72	30		22	2,896
FOP	168	30		50	6,584
TOTALS	2,206			1,858	244,632

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1566	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			244,632
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			31,995
TOTAL MARKET VALUE			278,067
SOH/AGL Deduction			0
ASSESSED VALUE			278,067
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			278,067
TOTAL JUST VALUE			278,067
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40265	SFR	0	07/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1901	6/14/2024	WD Q	Q	I	01	325,000
GRANTOR: WILSON KATHARINE SUE						
GRANTEE: ARMENTEROS PEDRO VA						
1435/450	4/15/2021	WD Q	Q	I	01	259,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: WILSON KATHARINE SU						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=80,20] S30 E13 N5 E8 S5 E12 E20 N30 W13 U2L2 W6 D2L2 W2 W14 W14 \$	
FOP=[ORIG=94,8] S12 E14 N12 W14 \$	
FOP=[ORIG=93,45] S5 S4 E8 N4 N5 W8 \$	
FGR=[ORIG=113,50] S20 E20 N20 W20 \$	

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	0	0	0		3.00	100	2022	2021		100	1,440	

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			0.00	0.00	1.58	AC		1.00	1.00	1.35	15,000.00	20,250.00	31,995							