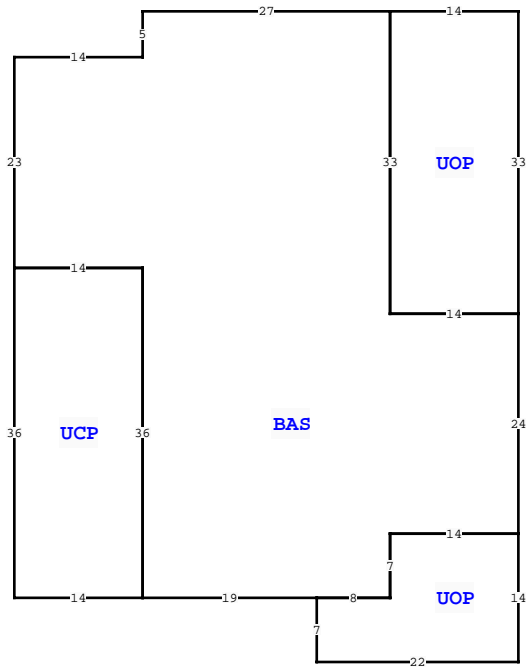




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	24515.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,386	100		2,386	161,583
UCP	504	20		101	6,840
UOP	252	25		63	4,266
UOP	462	25		116	7,856
TOTALS	3,604			2,666	180,546

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,666	130.9850	123.13	328,265	1995	1995	0	0	45.00	55.00		
1 MANUF 1 0% - 2025 Heated Area: 2386 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			180,546
TOTAL MARKET OB/XF VALUE			25,462
TOTAL LAND VALUE - MARKET			253,704
TOTAL MARKET VALUE			227,408
SOH/AGL Deduction			0
ASSESSED VALUE			227,408
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,408
TOTAL JUST VALUE			459,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046559	Roof Replacement	8,000	02/21/2023
8487	PUMP/UTPOL	125	06/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2682	11/27/2024	WD	U	I	11	100

GRANTOR: TEPEDINO MIGUEL						
GRANTEE: HOBBS-TEPEDINO HILL						
1164/1190	12/23/2008	WD	Q	I	01	390,000
GRANTOR: FARM CREDIT OF NORTH						
GRANTEE: MIGUEL & KELLY TEPE						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W27 S5 W14 S23 UCP= S36E14 N36W14S E14 S36 E19 UOP= S7 E22 N14 W14 S7 W8S E8 N7 E14 N24 UOP= N33 W14 S33 E14S W14 N33S.													

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0030	BARN, MT	0	0	30	60	UT	0.00	0.00	100	1993	1993	3	100	10,000	
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	0	30	60	UT	3.00	3.00	100	2005	2005	3	100	5,400	
6	0166	CONC, PAVMT	0	0	0	731.00	UT	2.00	2.00	100	2016	2016	3	100	1,462	

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.57	AC		1.00	1.00	1.00	280.00	280.00	9,400							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	33.57	AC		1.00	1.00	1.20	6,000.00	7,200.00	241,704							