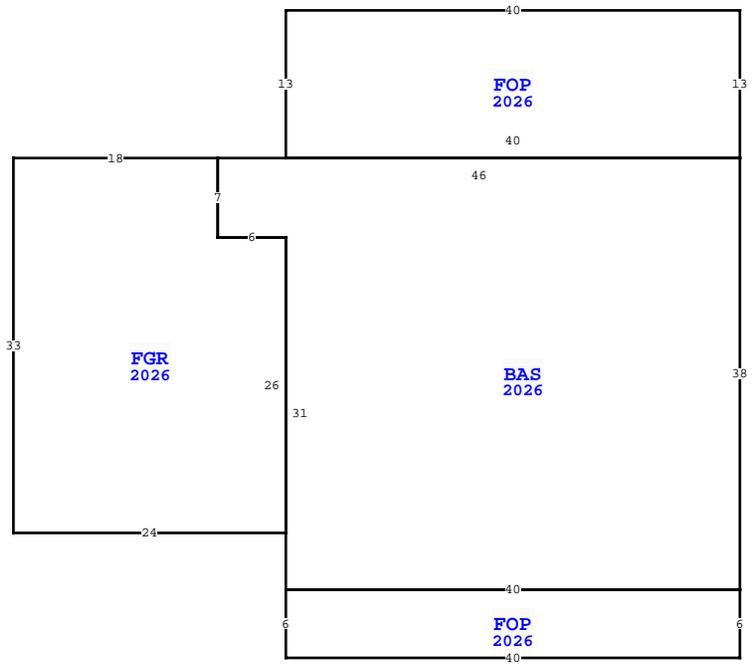


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.100	
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	25416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,562	100	2026
FGR	750	55	2026
FOP	240	30	2026
FOP	520	30	2026
TOTALS	3,072		

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%	- 2026								
			Heated Area: 1562								
			HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			287,075
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			312,175
SOH/AGL Deduction			0
ASSESSED VALUE			312,175
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,175
TOTAL JUST VALUE			312,175
NCON VALUE			289,675
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051977	New Residential C	408,000	01/03/2025
000051738	Right-of-Way Acce		12/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2332	10/25/2024	WD	Q	V	01	55,000
GRANTOR: WAYNE FRIER HOME CENT						
GRANTEE: STREETER J ROBB						
1525/1038	10/11/2024	WD	Q	V	01	37,800
GRANTOR: SANTIESTEBAN OLBER UT						
GRANTEE: WAYNE FRIER HOME CE						

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	520.00	UT	5.00	5.00	100	2026	2025		100	2,600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=93,-2] W46 S7 E6 S31 E40 N38 \$	
FGR=[YR=2026;ORIG=47,-2] W18 S33 E24 N26 W6 N7 \$	
FOP=[YR=2026;ORIG=53,-15] E40 S13 W40 N13 \$	
POP=[YR=2026;ORIG=53,36] E40 S6 W40 N6 \$	

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		RSF	1600.00	264.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							