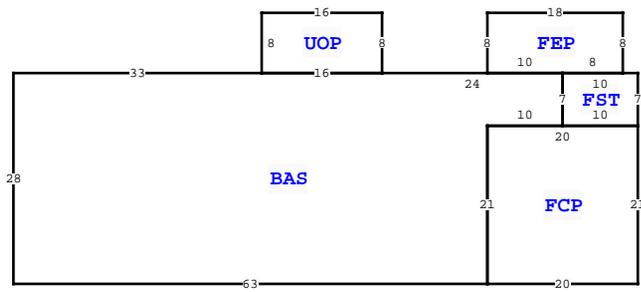
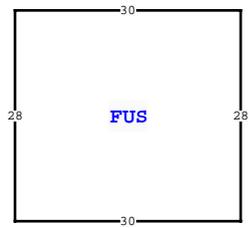




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,958	119.4008	133.73	395,573	1968	2016	0	0	9.45	90.55

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		2
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		358,191
TOTAL MARKET OB/XF VALUE		19,646
TOTAL LAND VALUE - MARKET		19,125
TOTAL MARKET VALUE		396,962
SOH/AGL Deduction		0
ASSESSED VALUE		396,962
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		345,551
TOTAL JUST VALUE		396,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,116



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	25416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100		1,834	222,084
FCP	420	25		105	12,715
FEP	144	80		115	13,926
FST	70	55		38	4,602
FUS	840	100		840	101,718
UOP	128	20		26	3,148
TOTALS	3,436			2,958	358,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1327	7/12/2017	WD	Q	I	01	262,500
GRANTOR: BRADLEY THOMAS NEAL						
GRANTEE: SAMANTHA RUSSELL						
1277/1212	7/01/2014	WD	U	I	12	89,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: BRADLEY THOMAS NEAL						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1987	1987	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	555.00	UT	2.00	100	1993	1993	3	100	1,110	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,500	

TOTAL OB/XF												19,646					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023						MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W33 S28 E63 FCP= E20 N21 W20 S21\$ N21 E10 FST= E10N7 W10 S7\$ N7 FEP= E8 N8 W18 S8 E10\$ W24 UOP= N8 W16 S8 E16\$ W16\$ PTR= N30 FUS= N28 W30 S28 E30\$ S30\$.											

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-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	22,500.00	19,125.00	19,125							