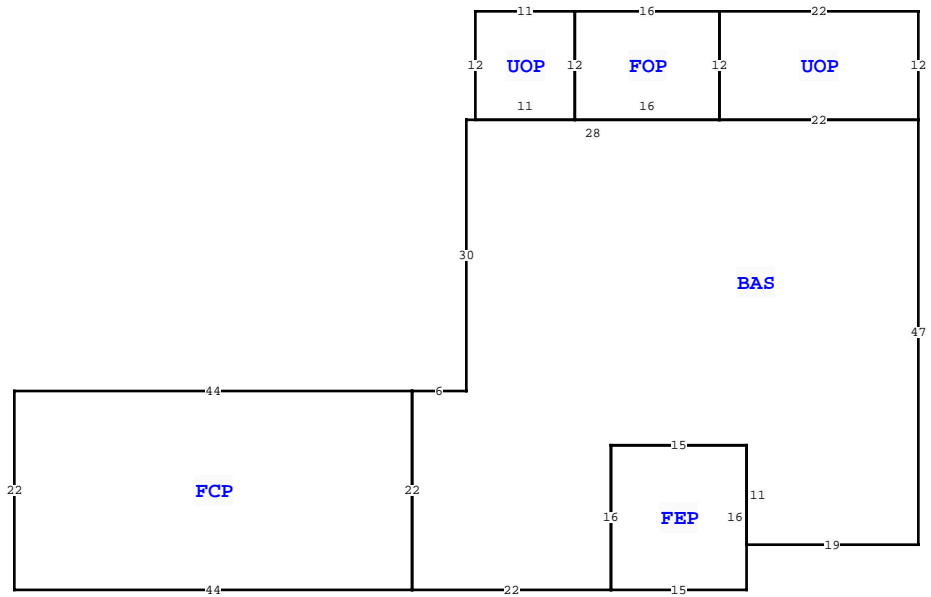




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	25416.030	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,397	100
FCP	968	25
FEP	240	80
FOP	192	30
UOP	132	20
UOP	264	20
TOTALS	4,193	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		394,774	1983	1983	0	0	35.00	65.00
Heated Area: 2397 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			256,603
TOTAL MARKET OB/XF VALUE			6,095
TOTAL LAND VALUE - MARKET			54,000
TOTAL MARKET VALUE			316,698
SOH/AGL Deduction			172,913
ASSESSED VALUE			143,785
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			92,374
TOTAL JUST VALUE			316,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049976	Roof Replacement	22,500	05/29/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1405/0174	2/05/2020	WD Q	Q	I	01	260,000
GRANTOR: SANDRA SCOBIE & TIMOT						
GRANTEE: BENJAMIN J STRAUSS						
1373/2600	11/09/2018	PB U	I	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SANDRA SCOBIE & TIM						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0
2	0169	FENCE/WOOD	0 100	0	0	127.00	UT	7.50	7.50	100	1993
3	0166	CONC,PAVMT	0 100	0	0	1,596.00	UT	2.00	2.00	100	1993
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1993

TOTAL OB/XF											
6,095											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/20/2022	MLU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 FOP= N12 W16 UOP= W11 S12 E11 N12\$ S12 E16\$ W28 S30 W6 FCP= W44 S22 E44 N22\$ S22 E22 FEP= E15 N16 W15 S16\$ N16 E15 S11 E19 N47\$ UOP= N12 W22 S12 E22\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	0.50	LT	1.00
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT	1.00