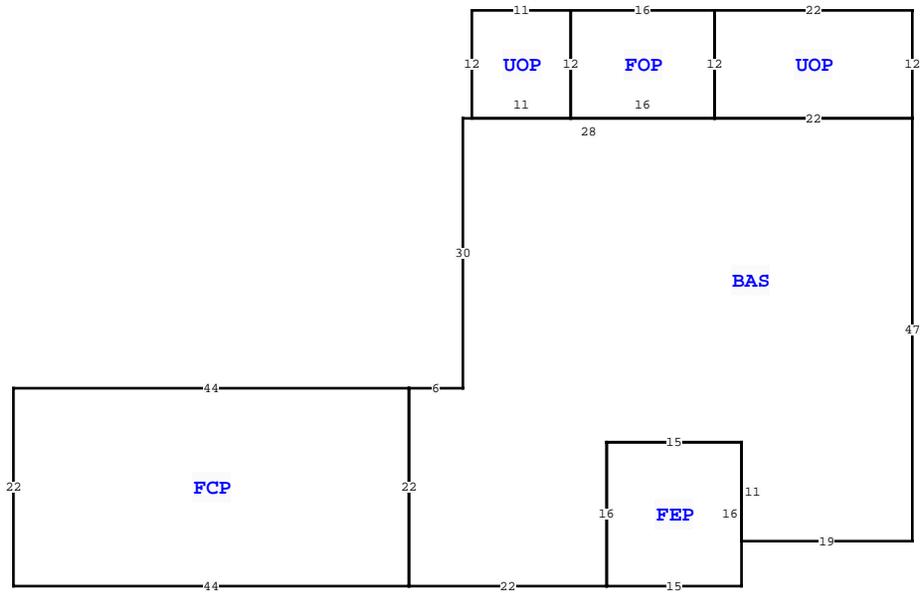


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	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
FPC	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		401,808	1983	1983	0	0	35.00	65.00	
Heated Area: 2397			HX Base Yr 2021									



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	261,175		
TOTAL MARKET OB/XF VALUE	6,095		
TOTAL LAND VALUE - MARKET	54,000		
TOTAL MARKET VALUE	321,270		
SOH/AGL Deduction	177,485		
ASSESSED VALUE	143,785		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	92,374		
TOTAL JUST VALUE	321,270		
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 / U	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	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	127.00	UT	7.50	7.50	100	1993	1993	3	100	953	
3	0166	CONC,PAVMT	0	100	0	1,596.00	UT	2.00	2.00	100	1993	1993	3	100	3,192	
4	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	

TOTAL OB/XF												
6,095												

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	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		A-1	0.00	0.00	0.50	LT		1.00	1.00	0.90	60,000.00	54,000.00	27,000							
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	0.90	60,000.00	54,000.00	27,000							