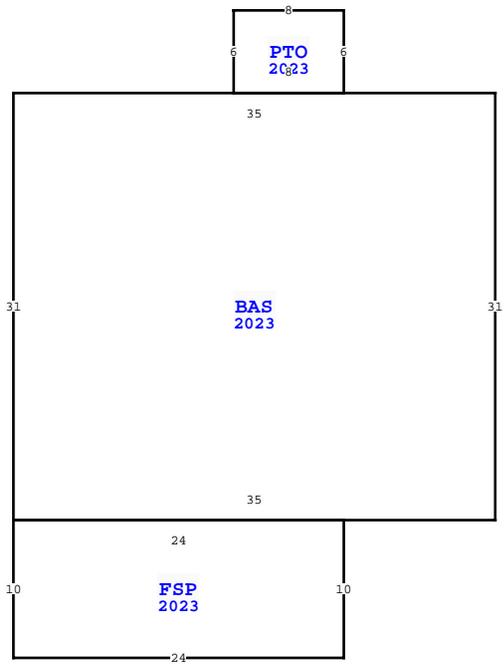


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,085	100	2023
FSP	240	40	2023
PTO	48	5	2023
TOTALS	1,373		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,183	114.4000	128.13	151,578	2022	2022	0	0	3.00	97.00		
2 SINGLE FAM 100% - 2023 Heated Area: 1085 HX Base Yr 2021													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,031	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		76,800	
TOTAL MARKET VALUE		231,931	
SOH/AGL Deduction		79,777	
ASSESSED VALUE		152,154	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		100,743	
TOTAL JUST VALUE		231,931	
NCON VALUE		500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042252	New Residential C	165,000	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/1023	4/22/2005	WD Q	Q	I		49,500
GRANTOR: RAYMOND E CARPENTER &						
GRANTEE: SUE ROACH						
0802/0724	2/08/1985	AG U	V	13		18,000
GRANTOR: DLC CATTLE						
GRANTEE: CHARLES FORTNEY JR						

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	100	10	20	200.00	UT	5.00	60	1993	1993	3	60	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	100	2026	2025		100	500	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/06/2026 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-20,10] W35 S31 E35 N31 \$			
FSP=[YR=2023;ORIG=-55,41] E24 S10 W24 N10 \$			
PTO=[YR=2023;ORIG=-39,4] E8 S6 W8 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	100		00	0.00	0.00	6.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,800							