

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	12 CEDAR 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 100				
Bedrooms	2 100				
Bathrooms	1 100				
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	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	25716.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	57,413
FOP	20	30		6	463
UOP	120	20		24	1,852
UOP	176	20		35	2,701
USP	112	35		39	3,010
TOTALS	1,172			848	65,439

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%	- 0		118.72	100,675	1983	1983	0	0	35.00	65.00

Heated Area: 744 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,439
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			160,439
SOH/AGL Deduction			22,098
ASSESSED VALUE			138,341
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,341
TOTAL JUST VALUE			160,439
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,439
LAND:1:1: LOT 48			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048480	Remodel	7,255	10/24/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD SALE PRICE
0940/0472	9/24/2001	WD Q	Q I 01 100
GRANTOR: JANE GROSS			
GRANTEE: JANE GROSS TRUSTEE			
0918/1150	1/10/2001	PR Q	I 01 100
GRANTOR: ROBERT KOPPEN PR			
GRANTEE: JANE GROSS			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W31 S2 USP= W8 S14 E8 N14\$ S22 E14 FOP= S4 E5 N4 W5\$ E17 N2 UOP= E8 N22 W8 S22\$ N22 UOP= N8 W15 S8 E15\$.			

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

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							