



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
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			
Architctual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	09	09			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	26316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	170,977
FEP	144	80		115	12,637
FGR	783	55		431	47,360
FOP	20	30		6	659
FUS	1,170	100		1,170	128,563
UOP	216	20		43	4,725
TOTALS	3,889			3,321	364,920

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% - 0		169.05	561,415	1986	1986	0	0	35.00	65.00	

Heated Area: 2726 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			364,920
TOTAL MARKET OB/XF VALUE			4,400
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			411,320
SOH/AGL Deduction			158,380
ASSESSED VALUE			252,940
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			201,529
TOTAL JUST VALUE			411,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,320

SALE:1:1: LOT 6, FAIRWAY VIEW UNIT 2-A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0747/0761	6/17/1991	WD	Q	I		167,500
GRANTOR: STEVEN READOUT						
GRANTEE: J BRUCE ARMSTEAD						
0571/0205	8/01/1985	WD	Q	V		27,500
GRANTOR:						
GRANTEE:						

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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,400	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=	W2	FEP=	N9 W16 S9 E16 S W16 UOP= N9 W24 S9 E24 S W24 S43
E14	FOP=	E5 N4 W5 S4 N4	E5 FGR= S21 E29 N27 W29 S6 S N6 E23
N33 S	PTR=	E20	FUS= E19 N45 W40 S15 E21 S30 S W20 S.

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							