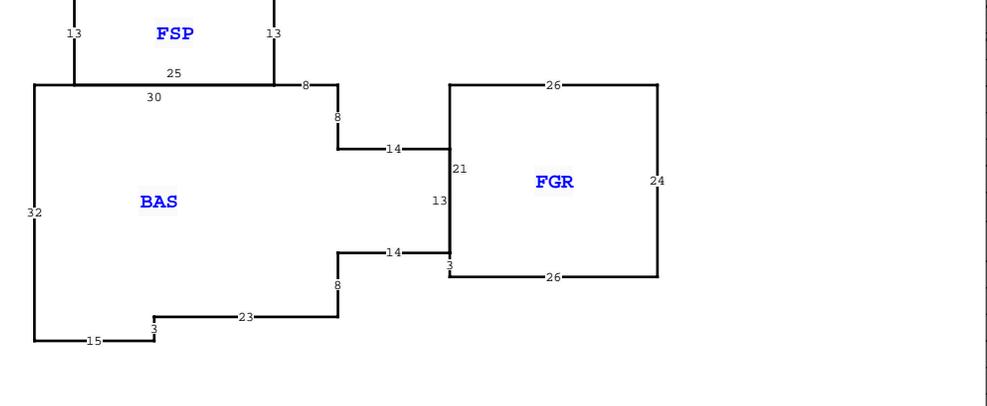


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,949	124.8471	139.83	412,359	1985	1985	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 2476 HX Base Yr													



Quality	06	06			
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	1,329	100		1,329	120,792
FGR	624	55		343	31,175
FSP	325	40		130	11,816
FUS	1,147	100		1,147	104,250
TOTALS	3,425			2,949	268,033

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			268,033
TOTAL MARKET OB/XF VALUE			4,150
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			314,183
SOH/AGL Deduction			0
ASSESSED VALUE			314,183
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			314,183
TOTAL JUST VALUE			314,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048283	Roof Replacement	15,750	09/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/505	11/30/2021	WD	Q	I	01	255,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: BRAWLEY LAURIE						
1446/499	8/20/2021	WD	U	I	37	219,500
GRANTOR: DILWORTH DONALD H						
GRANTEE: TURKEY CREEK PHASE						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	10	36	360.00	UT	2.50	2.50	100	1993	1993	3	100	900	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/03/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W8 FSP= N13 W25 S13 E25\$ W30 S32 E15 N3 E23 N8 E14 FGR= S3 E26 N24 W26 S21\$ N13 W14 N8\$ PTR=N20 FUS= N29 W38 S32 E15 N3 E23\$ S20\$.			

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							