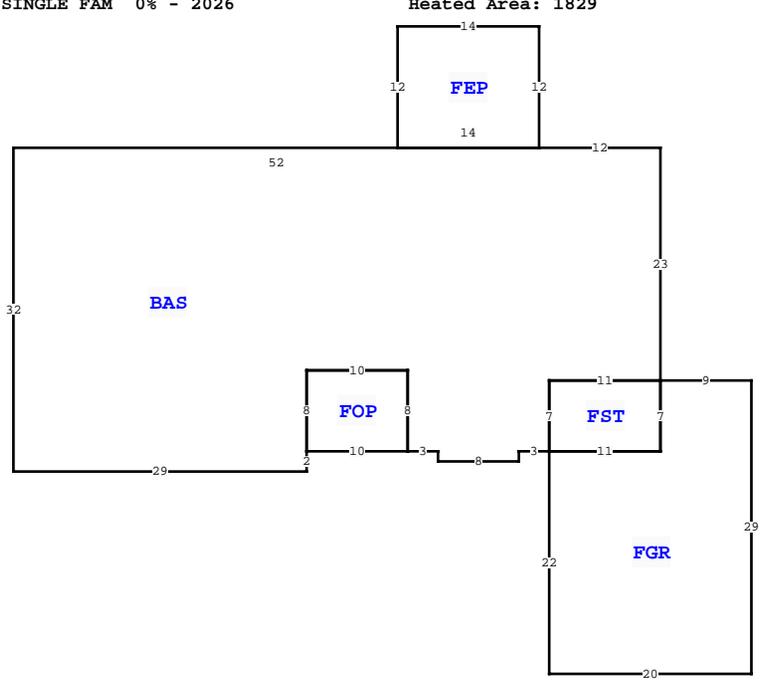


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	26316.030 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,306	123.8622	141.20	325,607	1990	1990	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1829 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	167,866
FEP	168	80		134	12,299
FGR	503	55		277	25,423
FOP	80	30		24	2,203
FST	77	55		42	3,855
TOTALS	2,657			2,306	211,645

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0080	DECKING	0	0	12	16	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0282	POOL ENCL	0	0	22	30	UT	15.00	15.00	100	1993	1993	3	40	3,960	
4	0280	POOL R/CON	0	0	10	20	UT	70.00	70.00	100	1993	1993	3	40	5,600	
5	0294	SHED WOOD/	0	0	10	16	UT	7.50	7.50	100	1993	1993	3	100	1,200	
6	0169	FENCE/WOOD	0	0	0	0	UT	7.50	7.50	50	1993	1993	3	50	1,440	

TOTAL OB/XF												
15,160												

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																										
PAGE 1 of 1																										
VALUATION BY																										
STANDARD																										
Tax Group: 2 Tax Dist:																										
BUILDING MARKET VALUE																										211,645
TOTAL MARKET OB/XF VALUE																										15,160
TOTAL LAND VALUE - MARKET																										29,750
TOTAL MARKET VALUE																										256,555
SOH/AGL Deduction																										0
ASSESSED VALUE																										256,555
TOTAL EXEMPTION VALUE																										0
BASE TAXABLE VALUE																										256,555
TOTAL JUST VALUE																										256,555
NCON VALUE																										0
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																										247,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32512	MAINT/ALTR	40	12/04/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/393	8/28/2025	WD Q	Q	I	01	310,000
GRANTOR: MCCRANIE GINGER LEIGH						
GRANTEE: SELF THOMAS BENJAMI						
1483/1139	1/24/2023	LE U	I	14		100
GRANTOR: BONILLA JEANETTE T						
GRANTEE: MCCRAINE GINGER LEI						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W12 FEP= N12 W14 S12 E14\$ W52 S32 E29 N2 FOP= E10N8 W10 S8 \$ N8 E10 S8 E3 S1 E8N1 E3 FST= E11 N7 W11 S7\$ N7E11 FGR= S7 W11 S22 E20 N29 W9\$N23\$.												