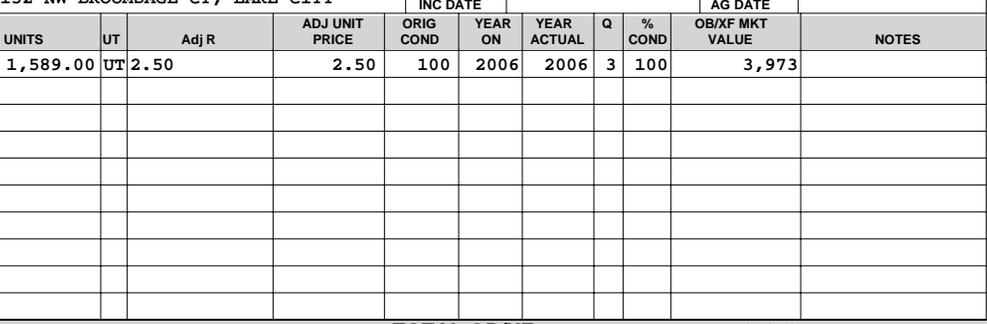


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	0 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,226	123.3452	140.61	312,998	2006	2006	0	0	20.43	79.57	

1 SINGLE FAM 0% - 2026 Heated Area: 1824 HX Base Yr



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	1,824	100		1,824	204,076
FGR	528	55		290	32,446
FOP	162	30		49	5,482
FOP	211	30		63	7,048
TOTALS	2,725			2,226	249,053

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	1,589.00	UT	2.50	2.50	100	2006	2006	3	100	3,973	

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							

TOTAL OB/XF																								
													3,973											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	249,053		
TOTAL MARKET OB/XF VALUE	3,973		
TOTAL LAND VALUE - MARKET	29,750		
TOTAL MARKET VALUE	282,776		
SOH/AGL Deduction	0		
ASSESSED VALUE	282,776		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	282,776		
TOTAL JUST VALUE	282,776		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	272,989		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053905	Remodel	4,800	08/26/2025
000052953	Roof Replacement	16,400	04/28/2025
23015	SFR	521	04/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1425	2/24/2026	WD Q	Q	I	01	345,000
GRANTOR: RATLIFF BARBARA						
GRANTEE: SMITH LYNN STEPHEN						
1073/1707	2/07/2006	WD Q	Q	I		175,000
GRANTOR: THOMAS EAGLE AND SHIR						
GRANTEE: RONALD AND BARBARA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W6 D3 L3 L3 U3 W9 D3 L3 S15 W2 S18 E2 FGR= S24 E22 N24 W22\$ E22 FOP= S9 E18 N9 W18\$ E18 S8 E13 N36 FOP= N8 W29 D3 R3 S3 D2 R2 E24\$ W24 L2 U2 N3 L3 U3 \$.												