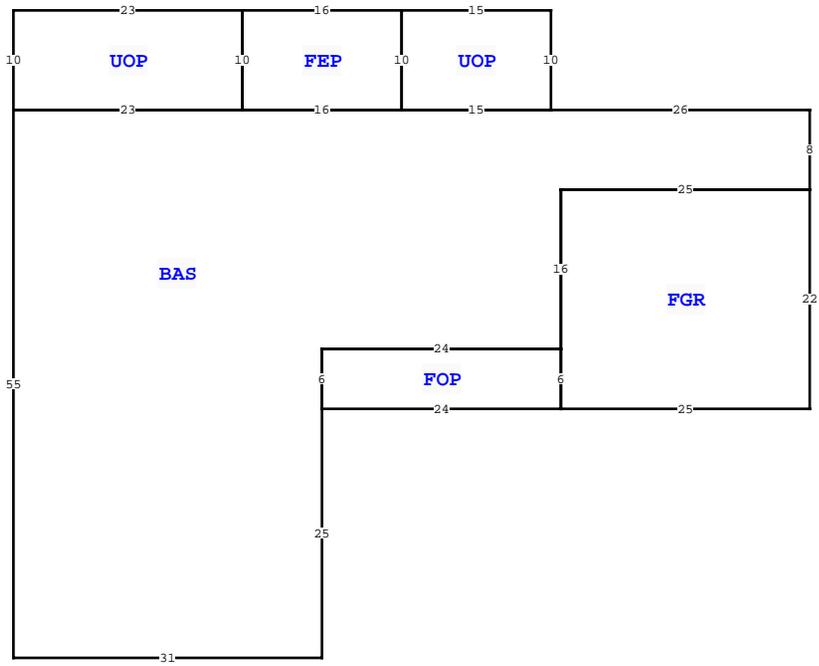


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,481	100
FEP	160	80
FGR	550	55
FOP	144	30
UOP	150	20
UOP	230	20
TOTALS	3,715	
		3,030
		269,231

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%	- 2017									
Heated Area: 2481 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		269,231
TOTAL MARKET OB/XF VALUE		25,475
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		336,706
SOH/AGL Deduction		145,198
ASSESSED VALUE		191,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,097
TOTAL JUST VALUE		336,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050688	Roof Replacement	20,763	08/28/2024
23225	POOL ENCL	95	06/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0523	8/31/2016	WD Q	Q	I	01	185,000
GRANTOR: BERGE MARCARIAN & KAR						
GRANTEE: OSAYANDE IZEIYAMU						
0916/1111	12/15/2000	WD Q	Q	I		145,000
GRANTOR: P CHAMBERS CALDWELL						
GRANTEE: BERGE MARCARIAN & K						

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	0	UT	1,000.00	1,000.00	60	0	0	3	60	600	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	150	
4	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1973	1973	3	40	14,336	
5	0120	CLFENCE 4	0	100	0	0	UT	4.50	4.50	100	1993	1993	3	100	1,125	
6	0282	POOL ENCL	0	100	28	48	UT	15.00	15.00	100	2005	2005	3	40	8,064	
TOTALS													25,475			

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000								