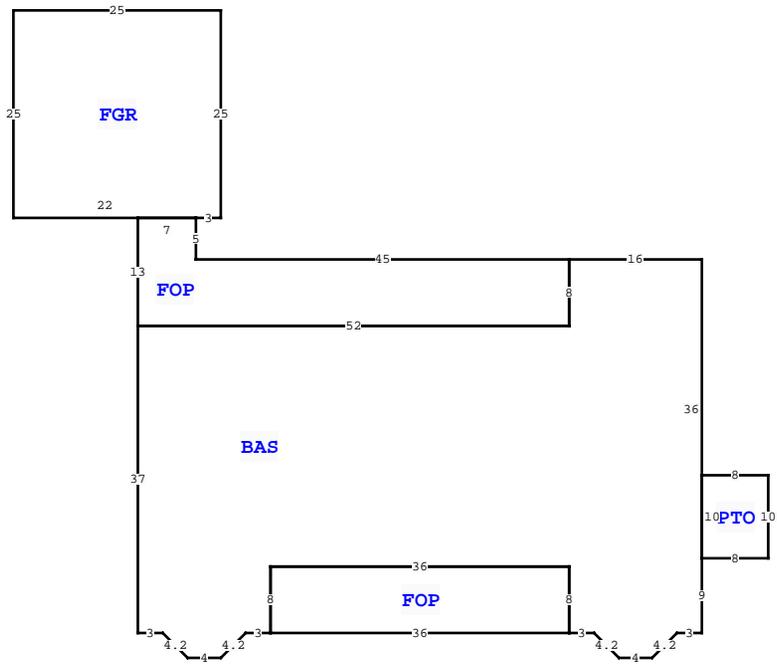


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	10	ABOVE AVG.	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	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	01
NEIGHBORHOOD/LOC	25416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,398	100	
FGR	625	55	
FOP	288	30	
FOP	451	30	
PTO	80	5	
TOTALS	3,842		

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%	- 1999		415,677	1996	1996	0	0	29.00	71.00
Heated Area: 2398 HX Base Yr 1999											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	295,131		
TOTAL MARKET OB/XF VALUE	17,540		
TOTAL LAND VALUE - MARKET	66,000		
TOTAL MARKET VALUE	378,671		
SOH/AGL Deduction	126,551		
ASSESSED VALUE	252,120		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	200,709		
TOTAL JUST VALUE	378,671		
NCON VALUE	5,700		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	371,872		
LAND:1:1: 4.57 AC			
SALE:2:1: LOT 4 OAKRIDGE ESTATES UN III			
SALE:1:1: LOT 4 OAK RIDGE ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053691	Generator		07/29/2025
000053626	Roof Replacement	21,560	07/21/2025
32042	MAINT/ALTR	25	06/16/2014
14010	STORAGE	70	05/13/1998
10984	SFR	380	04/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0856/1388	4/02/1998	WD Q	Q	I		173,000
GRANTOR: LOPEZ						
GRANTEE: BUMGARNER						
0819/0070	3/14/1996	WD Q	Q	V		32,000
GRANTOR: DONNA & DESMOND KENNE						
GRANTEE: ARMONDO E & CAROLYN						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000				
2	0030	BARN,MT	0	0	24	30	UT	12.00	12.00	75	1998	1998	3	75	6,480				
3	0166	CONC,PAVMT	0	100	12	140	UT	2.00	2.00	100	1996	1996	3	100	3,360				
4	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700				
TOTALS												3,842		2,967	295,131				

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/20/2022	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W16 FOP= W45 N5 FGR= E3 N25 W25 S25 E22\$ W7 S13 E52N8\$			
S8 W52 S37 E3 D3 R3 E4 R3 U3 E3 FOP= E36 N8 W36 S8\$N8 E36			
S8 E3 D3 R3 E4 R3 U3 E3 N9 PTO= E8 N10 W8 S10\$ N36\$.			

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00	66,000							