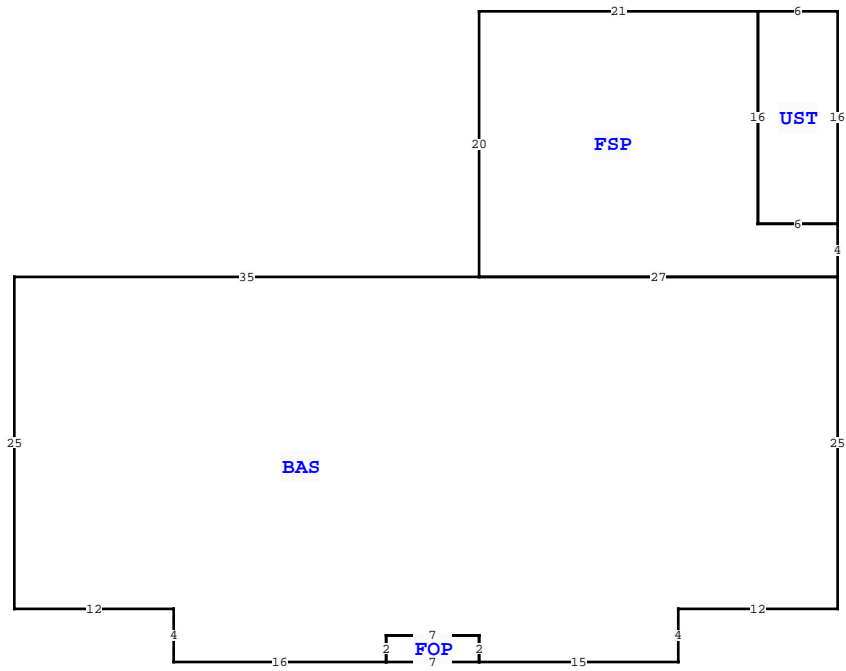


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26416.010	1.00/

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%	- 2025		Heated Area: 1688					HX Base Yr 2025			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100		1,688	166,938
FOP	14	30		4	396
FSP	444	40		178	17,603
UST	96	45		43	4,252
TOTALS	2,242			1,913	189,191

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0252	LEAN-TO W/	0	100	6	8	48.00	UT	2.00	2.00	100	1993	1993	3	100	96	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	

TOTAL OB/XF													
3,856													

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

TOTAL OB/XF													
3,856													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,191
TOTAL MARKET OB/XF VALUE			3,856
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			216,047
SOH/AGL Deduction			0
ASSESSED VALUE			216,047
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			164,636
TOTAL JUST VALUE			216,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31472	MAINT/ALTR	30	09/25/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/608	9/30/2024	WD Q	Q	I	01	265,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: KREIENHEDER CHLOE						
1512/546	4/08/2024	WD U	U	I	37	115,000
GRANTOR: JAMES O PAGE SR AND E						
GRANTEE: TURKEY CREEK PHASE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W35 S25 E12 S4 E16 FOP= E7 N2 W7 S2\$ N2 E7 S2 E15 N4 E12 N25 FSP= N4 UST= N16 W6 S16 E6\$ W6 N16 W21 S20 E27\$ W27\$.													