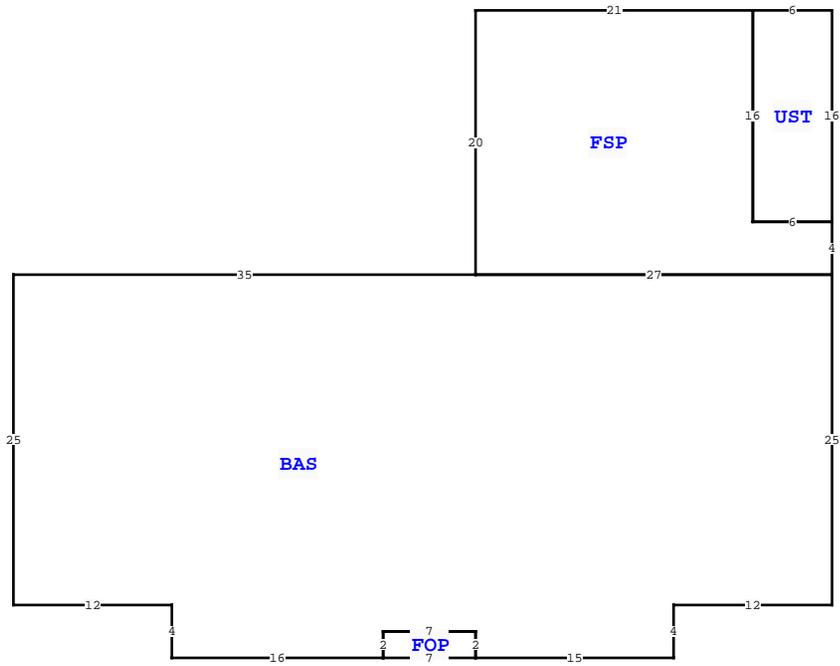


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	31	VINYL SID 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPK 60			
Interior Floor	15	HARDTILE 40			
Air Condition	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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100		1,688	169,914
FOP	14	30		4	402
FSP	444	40		178	17,917
UST	96	45		43	4,328
TOTALS	2,242			1,913	192,563

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



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	192,563		
TOTAL MARKET OB/XF VALUE	3,856		
TOTAL LAND VALUE - MARKET	23,000		
TOTAL MARKET VALUE	219,419		
SOH/AGL Deduction	0		
ASSESSED VALUE	219,419		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	168,008		
TOTAL JUST VALUE	219,419		
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						

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	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0252	LEAN-TO W/	0	100	6	8	UT	2.00	2.00	100	1993	1993	3	100	96	
3	0294	SHED WOOD/	0	100	12	20	UT	14.00	14.00	100	2007	2007	3	100	3,360	
														TOTAL OB/XF	3,856	

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