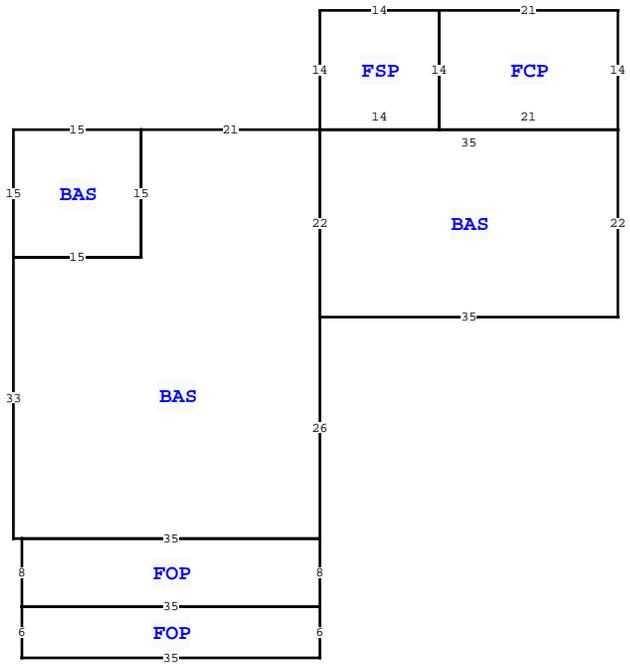




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	225	100	
BAS	770	100	
BAS	1,503	100	
FCP	294	25	
FOP	210	30	
FOP	280	30	
FSP	196	40	
TOTALS	3,478		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,797	94.5600	107.80	301,517	1921	1980		0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 2498 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			195,986
TOTAL MARKET OB/XF VALUE			17,328
TOTAL LAND VALUE - MARKET			1,422,000
TOTAL MARKET VALUE			292,179
SOH/AGL Deduction			101,399
ASSESSED VALUE			190,780
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			139,369
TOTAL JUST VALUE			1,635,314
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,626,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054132	Electrical Servic		09/23/2025
000052864	Generator		04/09/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1405	3/12/2026	WD	U	I	11	100

GRANTOR: STEADMAN LENORA						
GRANTEE: STEADMAN NORMAN AND						
1232/2094	4/04/2012	WD	U	I	37	45,000
GRANTOR: MICHAEL S BREEN & PHY						
GRANTEE: NORMAN R & LENORA S						

BUILDING NOTES												
BAS= W21 BAS= W15 S15 E15 N15\$ S15 W15 S33 E1 FOP= S8 FOP= S6 E35 N6 W35\$ E35 N8 W35\$ E35 N26 BAS= E35 N22 W35 S22\$ N22 FSP= E14 FCP= E21 N14 W21 S14\$ N14 W14 S14\$.												

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	0070	CARPORT UF	0	100	24	24	UT	3.00	3.00	100	1993	1993	3	100	1,728	
2	0040	BARN, POLE	0	100	46	60	UT	2.50	2.50	100	2010	2010	3	100	6,900	
3	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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	DPHT 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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	157.00	AC		1.00	1.00	1.00	445.00	445.00	69,865							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	157.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	1,413,000							