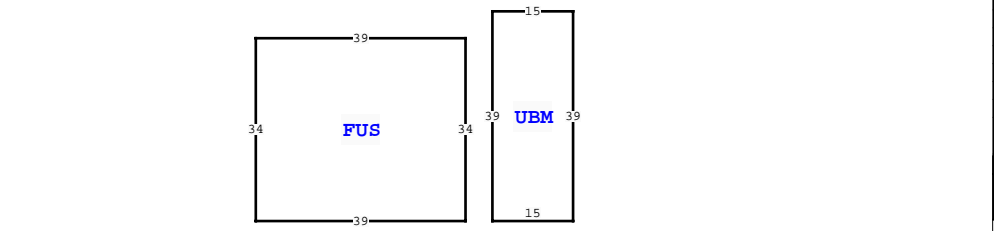


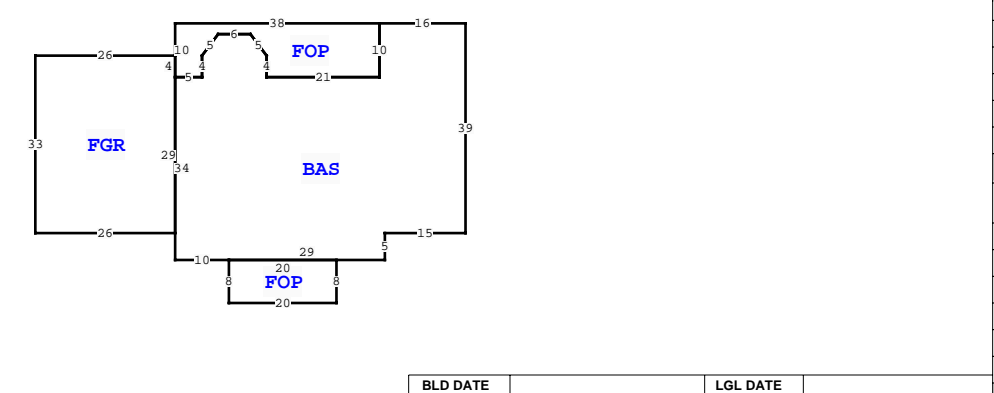
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	01 NONE 100
Stories	2. 2. 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,057	127.5004	142.80	579,340	2000	2000	0	0	26.25	73.75

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			427,263
TOTAL MARKET OB/XF VALUE			5,310
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			516,573
SOH/AGL Deduction			115,206
ASSESSED VALUE			401,367
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			349,956
TOTAL JUST VALUE			516,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			522,656



MAP NUM	MKT AREA	06			
27316.020	1.00/				
NEIGHBORHOOD/LOC	27316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100		2,005	211,157
FGR	858	55		472	49,709
FOP	160	30		48	5,055
FOP	296	30		89	9,373
FUS	1,326	100		1,326	139,648
UBM	585	20		117	12,322
TOTALS	5,230			4,057	427,263



PERMIT NUM	DESCRIPTION	AMT	ISSUED
14598	SFR	490	10/07/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0584	1/23/2020	WD	Q	I	01	385,000

GRANTOR: CAROLYN A BROWN						
GRANTEE: VANCE L & MELISSA K						
1376/2448	1/07/2019	LE	U	I	14	100
GRANTOR: CAROLYN A BROWN (FKA						
GRANTEE: CAROLYN A BROWN (LI						

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	2,740.00	UT	1.50	1.50	100	2000	2000	3	100	4,110	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 FOP= W38 S10 E5 N4 U4 R3 E6 R3 D4 S4 E21 N10\$ S10 W21 N4 U4 L3 W6 L3 D4 S4 W5 FGR= N4 W26 S33 E26 N29\$ S34 E10 FOP= S8 E20 N8 W20\$ E29 N5 E15 N39\$ PTR= N30 FUS= N34 W39 S34 E39\$ S30 PTR= N30 E20 UBM= N39 W15 S39 E15\$ S30 W20\$.	

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		RSF	2270.00	155.00	2.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	84,000							