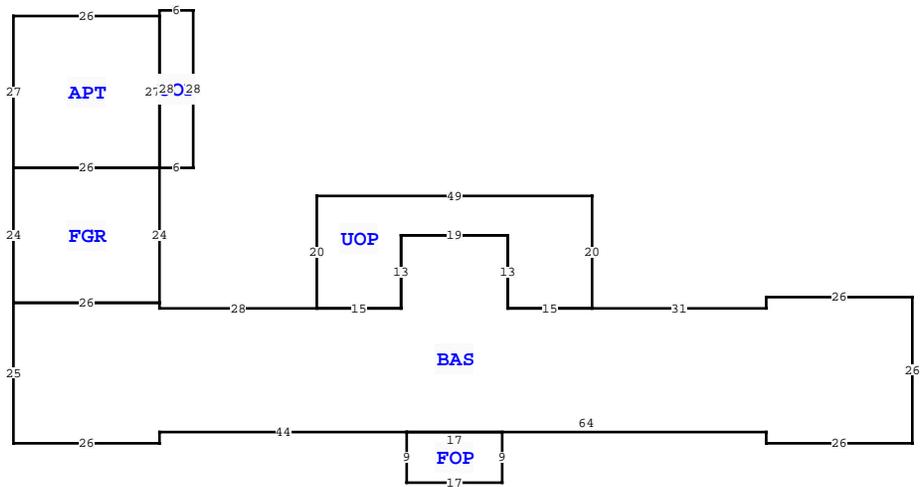


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		4.5	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.080	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	702	100	
BAS	3,949	100	
FGR	624	55	
FOP	153	30	
UOP	168	20	
UOP	733	20	
TOTALS	6,329		

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%	- 2023		Heated Area: 4651					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			485,224
TOTAL MARKET OB/XF VALUE			16,527
TOTAL LAND VALUE - MARKET			37,800
TOTAL MARKET VALUE			539,551
SOH/AGL Deduction			41,838
ASSESSED VALUE			497,713
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			446,302
TOTAL JUST VALUE			539,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			531,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042642	Roof Replacement	31,200	08/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1959	10/31/2022	WD	Q	I	01	642,500

GRANTOR: MAI LUCILLE E REVOCAB						
GRANTEE: BREDBENNER JEFFREY						
1459/843	2/14/2022	QC	U	I	11	100
GRANTOR: MAI REBECCA DEE						
GRANTEE: LUCILLE E MAI REVOC						

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[ORIG=0,0] W26 S2 W31 W15 N13 W19 S13 W15 W28 N1 W26 S25 E26 N2 E44 E64 S2 E26 N26 \$ UOP=[ORIG=-57,2] N20 W49 S20 E15 N13 E19 S13 E15 \$ APT=[ORIG=-134,-23] N27 W26 S27 E26 \$ FGR=[ORIG=-134,1] N24 W26 S24 E26 \$ UOP=[ORIG=-134,-23] E6 N28 W6 S28 \$ FOP=[ORIG=-90,24] S9 E17 N9 W17 \$	

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	0	1.00	UT	2,750.00	2,750.00	50	0	0	3	50	1,375	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1985	1985	3	30	10,752	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	6,000.00	6,000.00	30	0	0	3	30	1,800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

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		00	0.00	0.00	3.00	LT		1.00	1.00	0.42	30,000.00	12,600.00	37,800							