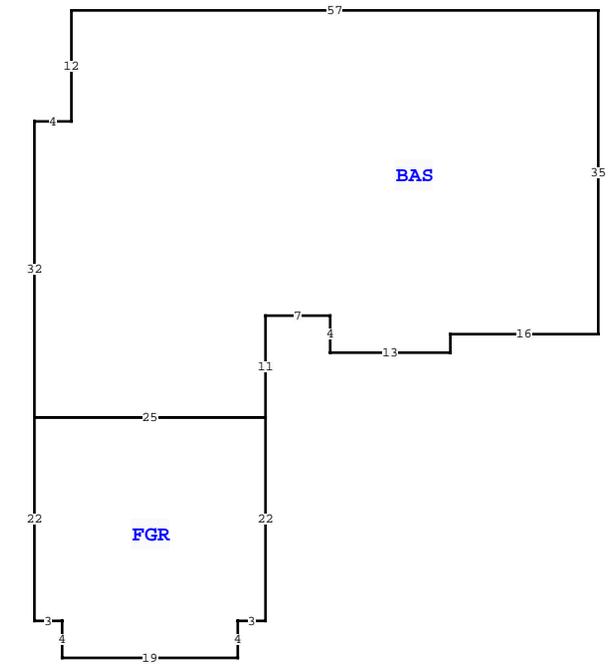




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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
BAS	2,324	100	
FGR	626	55	
TOTALS	2,950		

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: 2324						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		251,025		
TOTAL MARKET OB/XF VALUE		10,714		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		321,739		
SOH/AGL Deduction		61,602		
ASSESSED VALUE		260,137		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		208,726		
TOTAL JUST VALUE		321,739		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		317,334		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/762	10/28/2022	WD	Q	I	01	305,000
GRANTOR: FRANKEL CYNTHIA M						
GRANTEE: BURNHAM JACOB J						
1332/1236	3/08/2017	WD	U	I	12	170,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CYNTHIA M FRANKEL						

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	0	0	0.00	100	1973	1973	3	100	1,050	
2	0166	CONC, PAVMT	0	100	0	0	0	2.00	2,232.00	100	1993	1993	3	100	4,464	
3	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0258	PATIO	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	600	
5	0258	PATIO	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	0	1,000.00	1,000.00	100	2023	2022		100	1,000	
7	0296	SHED METAL	0	100	0	0	0	2,000.00	2,000.00	100	2023	2022		100	2,000	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/28/2023 BY ks																								
Total Acres: 0.83					Total Land Value: 60,000					Market: 0					Agricultural: 0					Common: 60,000				