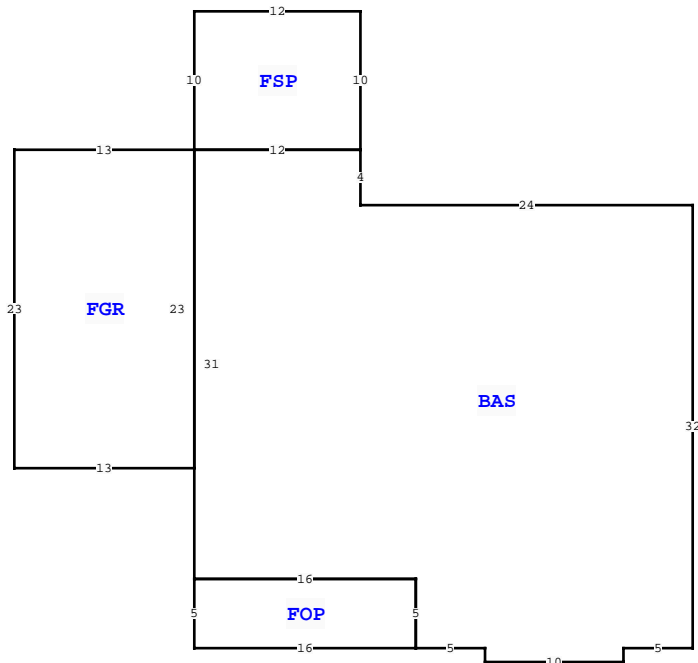


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,130	100	
FGR	299	55	
FOP	80	30	
FSP	120	40	
TOTALS	1,629		

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%	- 2006	129.76	177,252	1991	1995	0	0	31.50	68.50
Heated Area: 1130 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			121,418
TOTAL MARKET OB/XF VALUE			2,252
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			151,670
SOH/AGL Deduction			53,370
ASSESSED VALUE			98,300
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			46,889
TOTAL JUST VALUE			151,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,531
SALE:4:1: LOT 49 SPRINGFIELD ESTATES PHASE 3			
SALE:3:1: LOT 49 SPRINGFIELD ESTATES			
SALE:2:1: LOT 49 SPRINGFIELD ESTATES			
LAND:1:1: 0.50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/2080	3/22/2005	WD Q	Q	I		93,500
GRANTOR: BRENT D & AMANDA J HA						
GRANTEE: BEVERLY J ENGELHARD						
0855/0079	2/26/1998	WD Q	Q	I	01	57,000
GRANTOR: HOUSING & URBAN DEVEL						
GRANTEE: BRENT & AMANDA HAND						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	10	68	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	100	18	20	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
2,252											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/08/2025	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W24 N4 FSP= N10 W12 S10 E12\$ W12 FGR= W13 S23 E13 N23\$ S31 FOP= S5 E16 N5 W16\$ E16 S5 E5 S1 E10 N1 E5 N32\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/ML	44.00	152.00	1.00	LT	1.00