

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 70 |
| Exterior Wall | 31 | VINYL SID | 30 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 15 | HARDTILE | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectural | 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 | 01 |
| NEIGHBORHOOD/LOC | 27416.010 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 196 | 100 | |
| BAS | 1,144 | 100 | |
| FGR | 300 | 55 | |
| FOP | 72 | 30 | |
| TOTALS | 1,712 | | 1,527 154,719 |

| 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% | 2019 | | 211,596 | 1993 | 2000 | 0 | 0 | 26.88 | 73.12 |
| Heated Area: 1340 | | | | | | HX Base Yr 2019 | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 154,719 |
| TOTAL MARKET OB/XF VALUE | | | 3,583 |
| TOTAL LAND VALUE - MARKET | | | 28,000 |
| TOTAL MARKET VALUE | | | 186,302 |
| SOH/AGL Deduction | | | 57,406 |
| ASSESSED VALUE | | | 128,896 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 77,485 |
| TOTAL JUST VALUE | | | 186,302 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 188,587 |

SALE:2:1: LOT 83 SPRINGFIELD ESTATES PHASE III
LAND:1:1: 0.50 AC.
SALE:1:1: LOT 83 SPRINGFIELD PHASE III

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000041981 | Roof Replacement | 11,000 | 05/21/2021 |
| 7759 | SFR | 35,000 | 11/03/1993 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1363/0432 | 6/22/2018 | WD Q | Q | I | 01 | 139,000 |
| GRANTOR: BURCE WEST | | | | | | |
| GRANTEE: MARY K GANTHAM & CH | | | | | | |
| 1220/2622 | 9/01/2011 | WD Q | Q | I | 01 | 100,000 |
| GRANTOR: STEPHEN M JR & MICHEL | | | | | | |
| GRANTEE: BRUCE & MARIE WEST | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 1.50 | 1.50 | 100 | 0 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | UT | 7.50 | 7.50 | 70 | 1993 |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 9 | 16 | UT | 3.00 | 3.00 | 70 | 1993 |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2014 |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2014 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|------|
| 3,583 | | | | | | | | | | | |
| 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/MR | 45.00 | 150.00 | 1.00 | LT | 1.00 |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| BLD DATE | | | |
| XF DATE | | | |
| INC DATE | | | |
| LGL DATE | | | |
| LAND DATE | | | |
| AG DATE | | | |
| 04/08/2025 MLU | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W27 BAS= N14 W14 S14 E14\$ W11 FGR= W15 S20 E15 N20\$ S28 FOP= S4 E18 N4 W18\$ E18S4 E20 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/MR | 45.00 | 150.00 | 1.00 | LT | 1.00 |