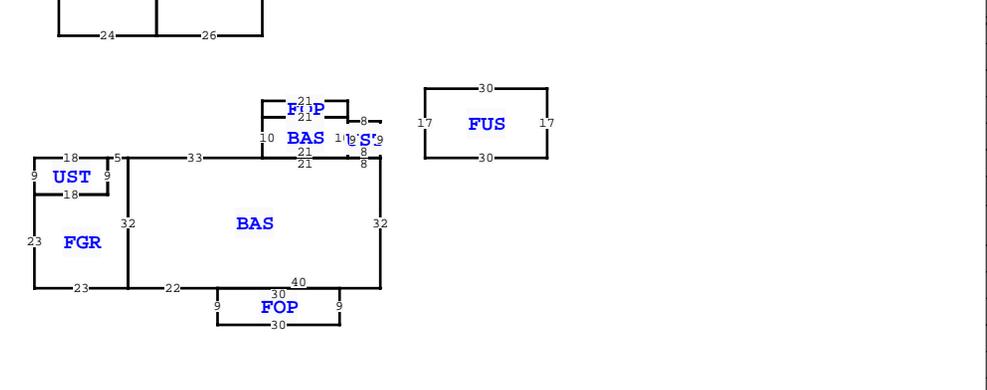


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
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	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,583	113.1165	126.69	580,620	1920	2000	0	0	0	31.25	68.75



\*\* This building has 13 Sub-Areas

BLD DATE	LGL DATE	05/04/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	399,176		
TOTAL MARKET OB/XF VALUE	47,367		
TOTAL LAND VALUE - MARKET	89,775		
TOTAL MARKET VALUE	536,318		
SOH/AGL Deduction	0		
ASSESSED VALUE	536,318		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	536,318		
TOTAL JUST VALUE	536,318		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	539,926		
SALE:1:1: 11.28 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055261	Electrical Servic		03/18/2026
000048922	Roof Replacement	26,500	12/28/2023
20749	ADDN SFR	136	05/28/2003
12992	STORAGE	160	08/28/1997
12967	POOL	190	08/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1434	12/06/2023	WD Q	Q	I	01	535,000

GRANTOR: RKL R INVESTMENTS GRO
GRANTEE: BOOKALAM PETER DAVI
1504/1428 12/04/2023 WD U I 11 100
GRANTOR: HUTCHINSON DAVID LEE
GRANTEE: RKL R INVESTMENTS GR

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[ORIG=0,0] W33 S32 E22 E40 N32 W8 W21 \$ BAS=[ORIG=0,-90] N28 W36 S18 E14 E7 S10 E15 \$ UDU=[ORIG=0,-30] N26 W26 S26 E26 \$ UCP=[ORIG=-26,-56] W24 S26 E24 N26 \$ FGR=[ORIG=-33,0] W5 S9 W18 S23 E23 N32 \$ FUS=[ORIG=40,0] E30 N17 W30 S17 \$ FOP=[ORIG=-11,32] S9 E30 N9 W30 \$ BAS=[ORIG=21,0] N10 W21 S10 E21 \$ UST=[ORIG=-38,0] W18 S9 E18 N9 \$ UOP=[ORIG=-36,-118] W8 S18 E8 N18 \$ FOP=[ORIG=21,-10] N4 W21 S4 E21 \$ UST=[ORIG=29,0] N9 W8 S9 E8 \$	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	18,291
BAS	798	100		798	69,506
BAS	1,984	100		1,984	172,805
FGR	574	55		316	27,523
FOP	84	30		25	2,177
FOP	270	30		81	7,055
FSP	70	40		28	2,439
FUS	510	100		510	44,421
UCP	624	20		125	10,887
UDU	676	55		372	32,401
TOTALS	6,178			4,583	399,176

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	0170	FPLC 2STRY	0	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0280	POOL R/CON	0	0	32	512.00	UT	70.00	70.00	100	1997	1997	3	65	23,296	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,800	
4	0166	CONC,PAVMT	0	0	0	7,001.00	UT	2.00	2.00	50	1997	1997	3	50	7,001	
5	0282	POOL ENCL	0	0	0	1,400.00	UT	15.00	15.00	100	1997	1997	3	40	8,400	
6	0070	CARPORT UF	0	0	18	720.00	UT	3.00	3.00	100	2004	2004	3	100	2,160	
7	0130	CLFENCE 5	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0294	SHED WOOD/	0	0	13	208.00	UT	7.50	7.50	100	2004	2004	3	100	1,560	

LAND DESCRIPTION		TOTAL OB/XF													47,367									
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	7.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	70,775							
3	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							