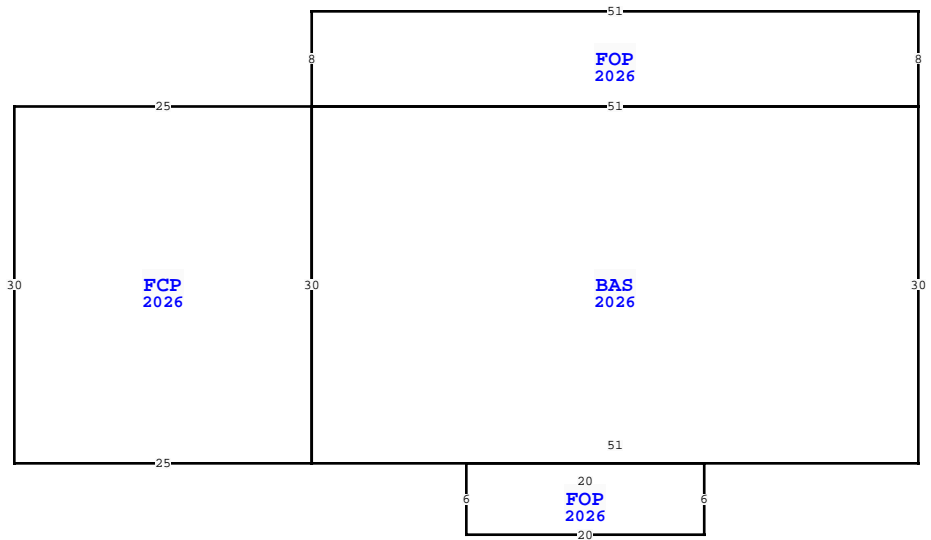


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	27417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,530	100	2026
FCP	750	25	2026
FOP	120	30	2026
FOP	408	30	2026
TOTALS	2,808		

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%	- 2026								
				Heated Area: 1530			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,458
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			303,458
SOH/AGL Deduction			52,585
ASSESSED VALUE			250,873
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			199,462
TOTAL JUST VALUE			303,458
NCON VALUE			238,458
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052608	New Residential C	275,000	03/17/2025
000051187	Right-of-Way Acce		10/21/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1111	3/27/2024	WD	U	V	37	63,000
GRANTOR: MIDDLETON PROPERTIES						
GRANTEE: WILLIS AMBER						
1511/975	3/25/2024	WD	U	V	37	38,500
GRANTOR: SOUPHASITH NIDA TOI						
GRANTEE: MIDDLETON PROPERTIE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=12,15] E51 S30 W51 N30 \$	
FCP=[YR=2026;ORIG=-13,15] E25 S30 W25 N30 \$	
FOP=[YR=2026;ORIG=12,7] E51 S8 W51 N8 \$	
POP=[YR=2026;ORIG=25,45] E20 S6 W20 N6 \$	