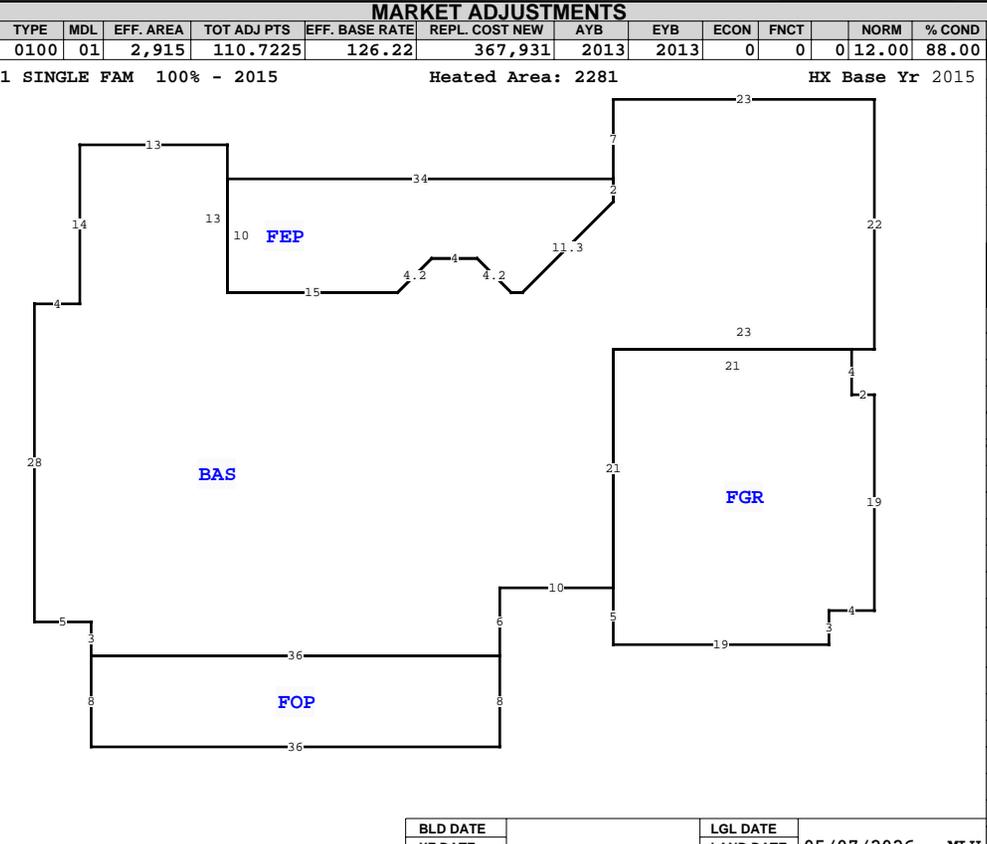


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architctual Units	05	CONV	100		
		0	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	27517.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,281	100		2,281	253,359
FEP	287	80		230	25,547
FGR	578	55		318	35,321
FOP	288	30		86	9,552
TOTALS	3,434			2,915	323,779



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		323,779	
TOTAL MARKET OB/XF VALUE		17,200	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		405,979	
SOH/AGL Deduction		172,746	
ASSESSED VALUE		233,233	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		176,822	
TOTAL JUST VALUE		405,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30235	SFR	959	06/19/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1821	10/22/2014	WD	U	I	11	0
GRANTOR: FREDDIE & NIKKI THOMA						
GRANTEE: FREDDIE & NIKKI THO						
1154/2174	7/16/2008	WD	Q	V		47,000
GRANTOR: GLENN FARMS INC						
GRANTEE: FREDDIE & NIKKI THO						

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	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
2	0031	BARN, MT AE	0	100	30	50	1,500.00	UT	9.00	9.00	100	2013	2013	3	100	13,500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	06/12/2025
		MLU	SF

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W23 S7 FEP= W34 S10 E15 U3 R3 E4 R3 D3 E1 R8 U8 N2\$ S2 D8 L8 W1 U3 L3 W4 L3 D3 W15 N13 W13 S14 W4 S28 E5 S3 FOP= S8E36 N8 W36 \$ E36 N6 E10 FGR= S5 E19 N3 E4 N19 W2 N4 W21 S21\$ N21 E23 N22\$.	

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	65,000.00	65,000.00	65,000							