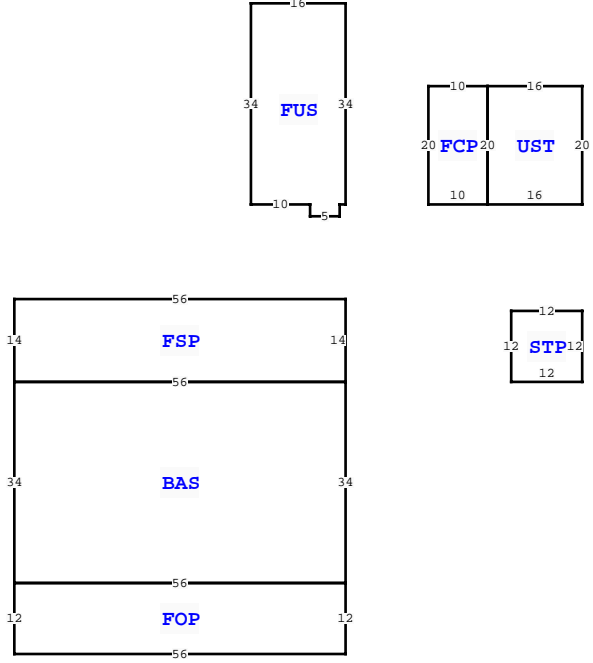




ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,182	165.5062	185.37	589,847	1993	1993	0	0	32.00	68.00

1 SINGLE FAM 100% - 2016 Heated Area: 2458 HX Base Yr 2016



Quality	09	09			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	27617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	240,002
FCP	200	25		50	6,303
FOP	672	30		202	25,463
FSP	784	40		314	39,580
FUS	554	100		554	69,833
STP	144	10		14	1,765
UST	320	45		144	18,151
TOTALS	4,578			3,182	401,096

**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	0190	FPLC PF	0	100	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0040	BARN, POLE	0	100	20	1,000.00	UT	2.50	2.50	100	2004	2004	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
4	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

**LAND DESCRIPTION**

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	2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	280.00	280.00	2,198							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	281.00	281.00	4,777							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.85	AC		1.00	1.00	1.00	7,000.00	7,000.00	173,950							
5	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		401,096
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		196,950
TOTAL MARKET VALUE		440,971
SOH/AGL Deduction		164,906
ASSESSED VALUE		276,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,654
TOTAL JUST VALUE		607,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37772	POOL	375	02/20/2019
36556	M H	562	04/10/2018
31362	MAINT/ALTR	50	08/20/2013
7248	SFR	57,000	07/30/1993

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2404	3/31/2021	WD U	I	I	30	100

GRANTOR: BREWER JOHN RAY  
 GRANTEE: BREWER FAMILY TRUST  
 1299/0718 7/23/2015 WD U I 11 100  
 GRANTOR: GEORGE EDGAR & CYNTHI  
 GRANTEE: JOHN R & BEVERLY BR

**BUILDING NOTES**

BLD DATE		LGL DATE	
05/07/2026	MLU		

**BUILDING DIMENSIONS**

FSP= N14 W56 S14 E56\$ BAS= W56 S34 FOP= S12 E56 N12 W56\$ E56 N34\$ PTR=N30 FUS= N34 W16 S34 E10 S2 E5 N2 E1\$ S30\$ PTR=E40 STP= N12 W12 S12 E12\$ W40\$ PTR= N30 E40 UST= N20 W16 FCP= W10 S20 E10 N20\$ S20 E16\$S30 W40\$.