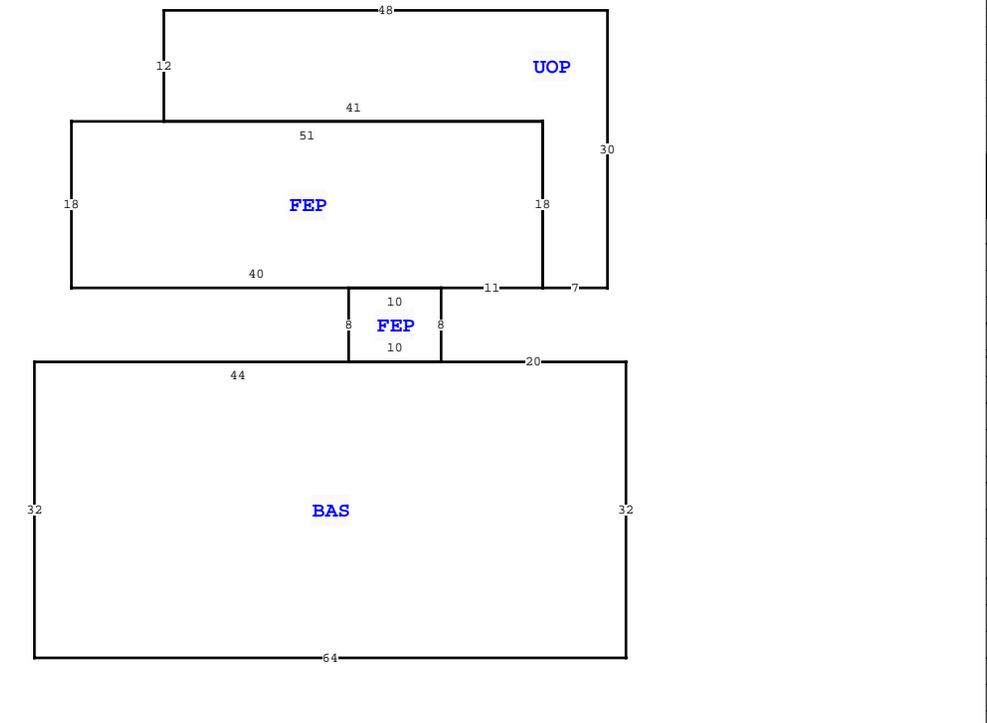


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,986	101.0610	115.21	344,017	2011	2011	0	0	14.00	86.00	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAR NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	28216.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	202,917
FEP	80	80		64	6,341
FEP	918	80		734	72,725
UOP	702	20		140	13,871
TOTALS	3,748			2,986	295,855

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		389,744
TOTAL MARKET OB/XF VALUE		5,092
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		432,336
SOH/AGL Deduction		51,260
ASSESSED VALUE		381,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		329,665
TOTAL JUST VALUE		432,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29113	SFR	631	01/05/2011
28939	GARAGE	226	10/15/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1762	1/28/2021	WD	Q	I	01	351,500
GRANTOR: LAMONDA TRAVIS						
GRANTEE: MCCLUSKEY DANIEL						
1397/2529	10/14/2019	WD	Q	I	01	340,000
GRANTOR: GUY D SHANAHAN						
GRANTEE: TRAVIS LAMONDA						

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	0166	CONC, PAVMT	0	100	0	0			646.00	UT	2.00				2.00	100	2011	2011	3	100	1,292	
2	0261	PRCH, UOP	0	100	0	0			1.00	UT	0.00				0.00	100	2013	2013	3	100	1,000	
3	0261	PRCH, UOP	0	100	0	0			1.00	UT	0.00				0.00	100	2013	2013	3	100	800	
4	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				0.00	100	2013	2013	3	100	600	
5	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				0.00	100	2013	2013	3	100	400	
6	0120	CLFENCE 4	0	100	0	0			1.00	UT	1,000.00				1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.75	50,000.00	37,500.00	37,500							

