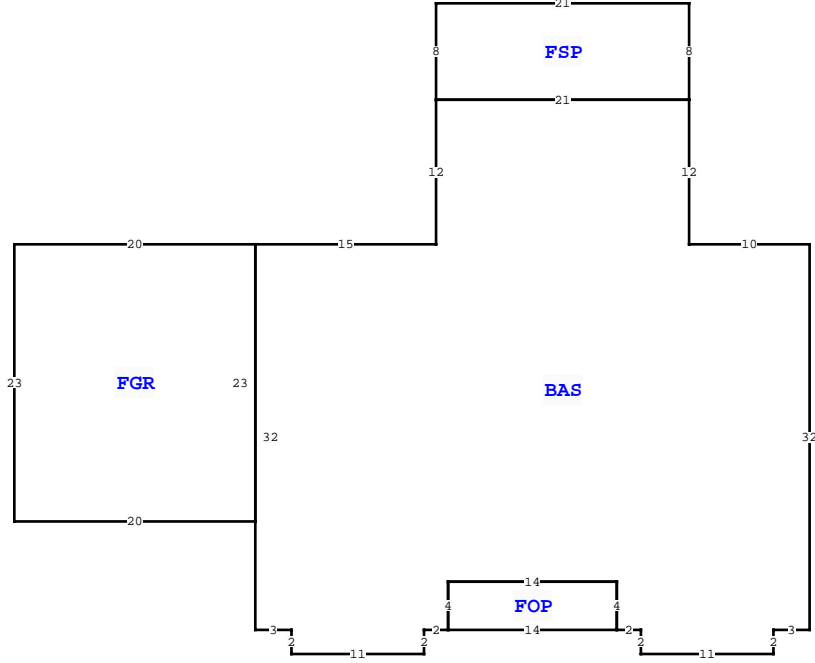


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

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%	- 1996								



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		
Tax Group: 2		STANDARD
Tax Dist:		
BUILDING MARKET VALUE		193,702
TOTAL MARKET OB/XF VALUE		3,911
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,613
SOH/AGL Deduction		91,604
ASSESSED VALUE		141,009
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		89,598
TOTAL JUST VALUE		232,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,380

Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	28316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	161,844
FGR	460	55		253	23,918
FOP	56	30		17	1,607
FSP	168	40		67	6,334
TOTALS	2,396			2,049	193,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9787	SFR	240	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/2581	5/05/1995	WD	U	I	12	84,000
GRANTOR: RUSSELL NORTH						
GRANTEE: ANGELA V DOWELL						
0804/2579	5/04/1995	WD	Q	V		12,500
GRANTOR: DDP CORP						
GRANTEE: RUSSELL NORTH						

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	0	1.20	1.20	100	1995	1995	3	100	2,111	
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2007	2007	3	100	1,800	

TOTAL OB/XF											
3,911											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W10 N12 FSP= N8 W21 S8 E21\$ W21 S12 W15 FGR= W20 S23E20 N23\$ S32 E3 S2 E11 N2 E2 FOP= E14 N4 W14 S4\$ N4 E14 S4E2 S2 E11 N2 E3 N32\$.											

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	1.00	35,000.00	35,000.00	35,000							