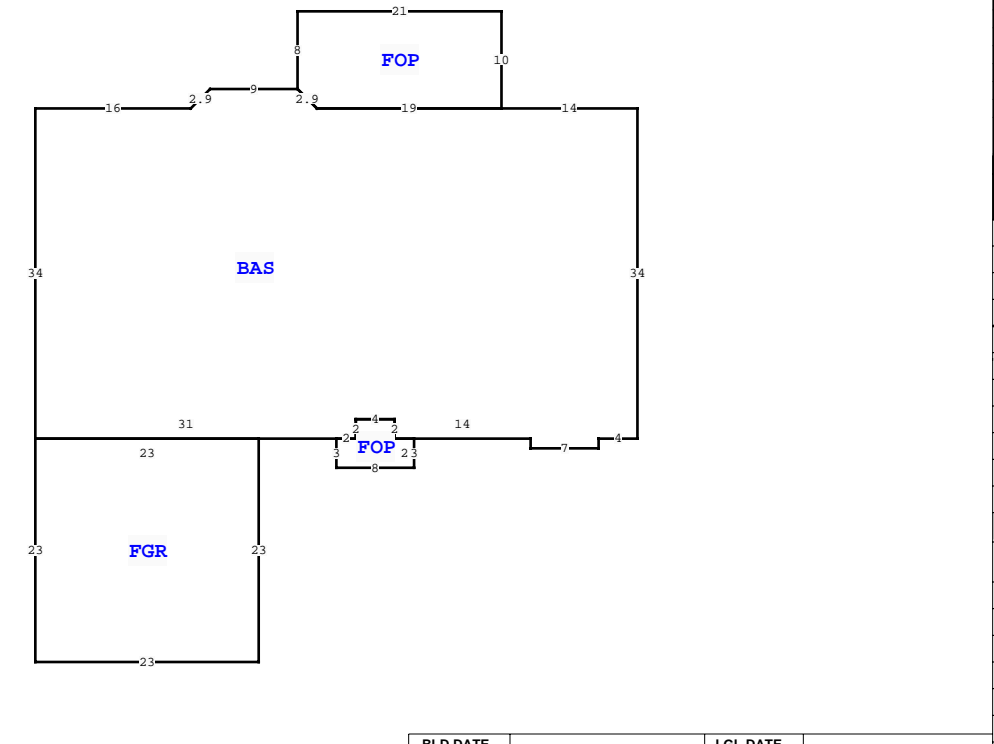


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2003									
Heated Area: 2129						HX Base Yr 2003						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100		2,129	199,463
FGR	529	55		291	27,264
FOP	32	30		10	937
FOP	208	30		62	5,809
TOTALS	2,898			2,492	233,472

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			233,472
TOTAL MARKET OB/XF VALUE			3,946
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			272,418
SOH/AGL Deduction			98,632
ASSESSED VALUE			173,786
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			122,375
TOTAL JUST VALUE			272,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19232	SFR	354	02/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/2557	6/28/2002	WD Q	Q	I		147,900
GRANTOR: FRANK & BRYAN ZECHER						
GRANTEE: ROY E & MARGARET GR						
0945/0190	1/17/2002	WD Q	Q	V		19,500
GRANTOR: D D P CORP						
GRANTEE: FRANK & BRYAN ZECHE						

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		2.00	100	2002	2002	3	100	2,946	
2	0070	CARPORT UF	0	100	0	0	0		0.00	100	2007	2007	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													3,946											
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							