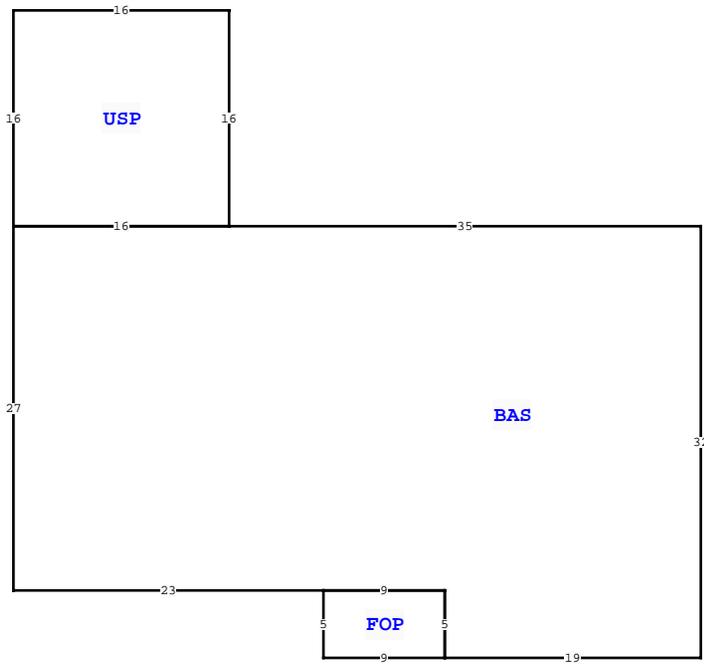




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	06	VINYL ASB	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100		1,472	131,550
FOP	45	30		14	1,251
USP	256	35		90	8,043
TOTALS	1,773			1,576	140,845

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,576	122.7600	137.49	216,684	1980	1980		0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1472			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 2			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			140,845
TOTAL MARKET OB/XF VALUE			11,265
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			174,610
SOH/AGL Deduction			74,764
ASSESSED VALUE			99,846
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			48,435
TOTAL JUST VALUE			174,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051345	Roof Replacement	6,500	10/31/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0694/0063	8/11/1989	WD	Q	I		45,000

GRANTOR: GODSMARK
GRANTEE: HILLHOUSE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 USP= N16 W16 S16 E16\$ W16 S27 E23 FOP= S5E9 N5 W9\$ E9 S5 E19 N32\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0030	BARN,MT	0	0	20	28	560.00	UT	12.00	12.00	100	2007	2007	3	100	6,720	
3	0120	CLFENCE 4	0	100	0	0	390.00	UT	7.50	7.50	100	2007	2007	3	100	2,925	
4	0060	CARPORT F	0	100	20	21	420.00	UT	3.50	3.50	100	2017	2017	3	100	1,470	

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		RSF	1125.00	177.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							