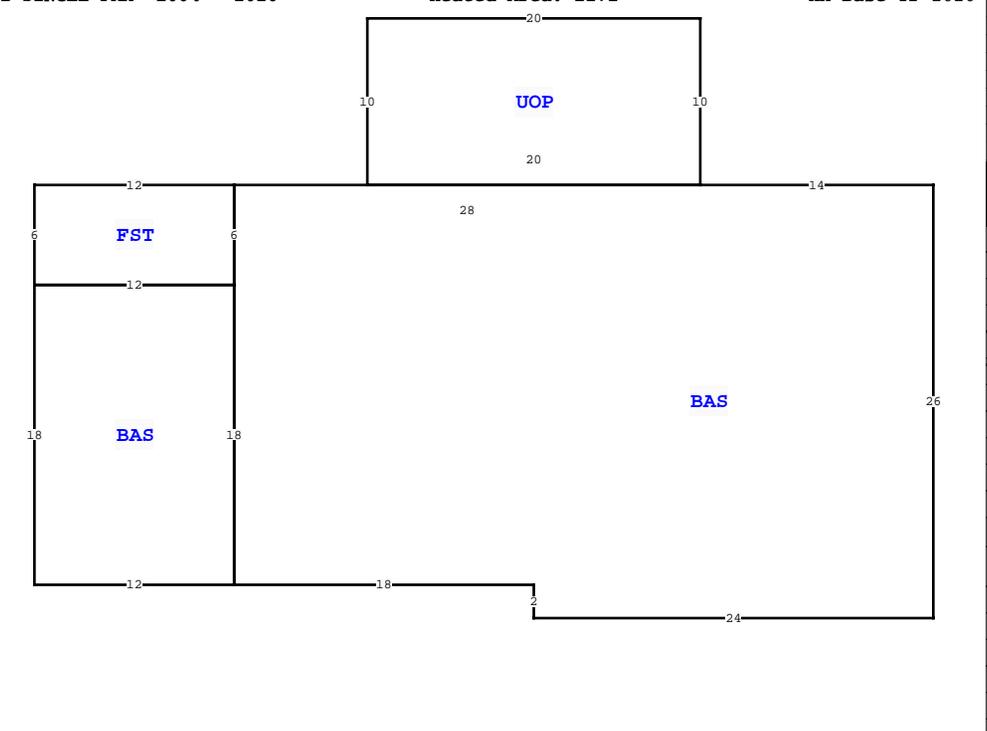


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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%	- 2026	121.98	164,917	1987	2005	0	0	25.00	75.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			123,688
TOTAL MARKET OB/XF VALUE			5,240
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			151,428
SOH/AGL Deduction			0
ASSESSED VALUE			151,428
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			100,017
TOTAL JUST VALUE			151,428
NCON VALUE			2,640
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,679

DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA	06	
NEIGHBORHOOD/LOC			
28316.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	216	100	
BAS	1,056	100	
FST	72	55	
UOP	200	20	
TOTALS	1,544		

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050457	Roof Replacement	5,000	07/29/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1510	2/03/2025	WD	Q	I	01	220,000
GRANTOR: AYERS JEANETTE M						
GRANTEE: RUSS SHAWN OVIE						
0930/0033	5/10/2001	QC	Q	I	06	100
GRANTOR: JOHN H AYERS						
GRANTEE: JEANETTE M AYERS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1993
3	0070	CARPORT UF	0	100	10	20	200.00	UT	2.50	100	2007
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2026
5	0070	CARPORT UF	0	100	30	22	660.00	UT	4.00	100	2026

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	700	
1993	3	100	200	
2007	3	100	500	
2025		100	1,200	
2025		100	2,640	
TOTAL OB/XF 5,240				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 UOP= N10 W20 S10 E20\$ W28 FST= W12 S6 E12N6\$S6 BAS= W12 S18 E12 N18\$S18 E18 S2 E24 N26\$.											

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							