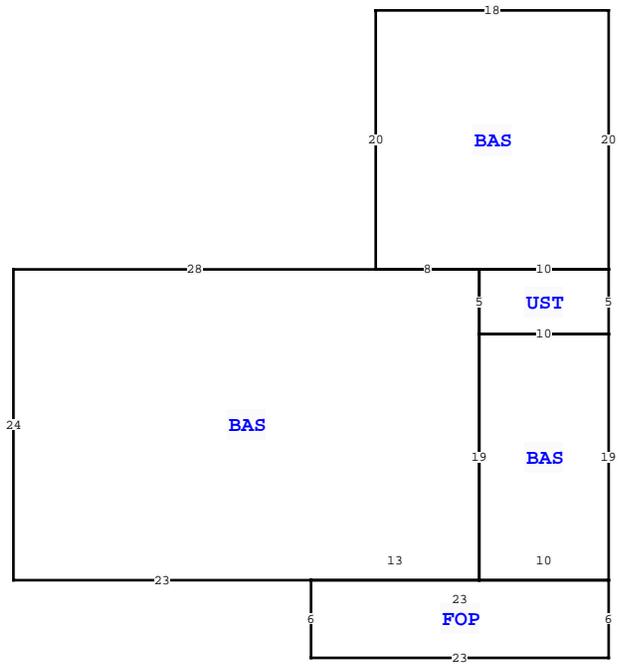


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	08 WD OR PLY 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 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				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	28317.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	12,726
BAS	360	100		360	24,113
BAS	864	100		864	57,870
FOP	138	30		41	2,746
UST	50	45		22	1,473
TOTALS	1,602			1,477	98,928

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,477	106.8210	121.78	179,869	1965	1965	10	0	35.00	55.00		
1 SINGLE FAM 100% - 2012 Heated Area: 1414 HX Base Yr 2012													



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			98,928
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			15,120
TOTAL MARKET VALUE			115,248
SOH/AGL Deduction			35,421
ASSESSED VALUE			79,827
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			28,416
TOTAL JUST VALUE			115,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0801	7/19/2011	WD	Q	I	01	90,000
GRANTOR: N CAROL MCLEAN						
GRANTEE: PAUL E & KRISTINA R						
1178/0275	7/13/2009	WD	U	I	12	18,000
GRANTOR: BAC HOME LOANS F/K/A						
GRANTEE: N CAROL MCLEAN						

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			0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	10	12			0.00	100	1993	1993	3	100	500	
3	0166	CONC, PAVMT	0	100	0	0			0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							
2	0700	C	MISC RES	100			0.00	0.00	1.00	UT		1.00	1.00	0.80	8,400.00	6,720.00	6,720							

TOTAL OB/XF														1,200											
REVIEW DATE 09/15/2015 BY DF Total Acres: 0.45 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 05/08/2026 BY SYS																									