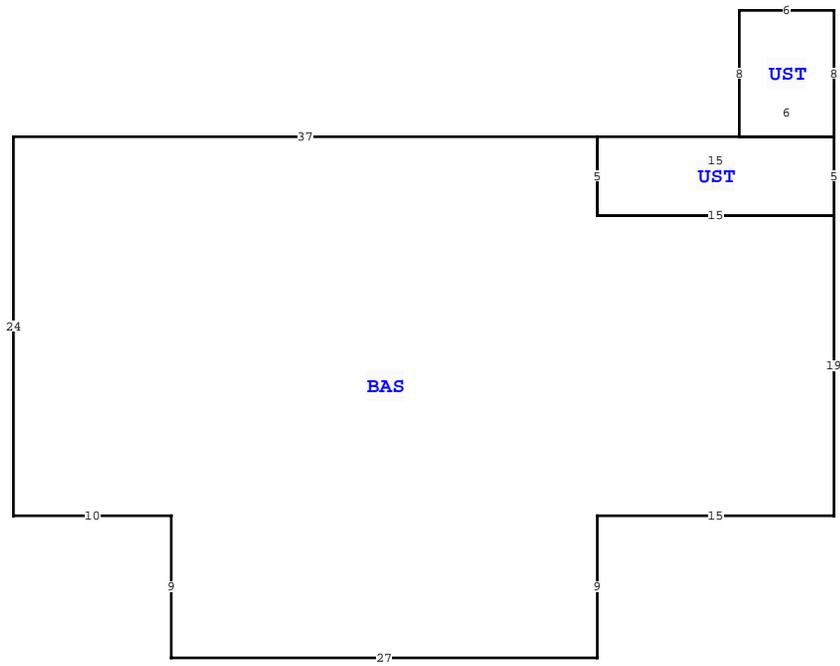


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	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
BAS	1,416	100	
UST	48	45	
UST	75	45	
TOTALS	1,539		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,472	105.4350	118.09	173,828	1965	1965	10	0	35.00	55.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1416 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			95,605
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			8,400
TOTAL MARKET VALUE			105,505
SOH/AGL Deduction			0
ASSESSED VALUE			105,505
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,505
TOTAL JUST VALUE			105,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048670	Roof Replacement	11,000	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/62	2/03/2022	WD U	U	I	12	85,000
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: NGUYEN HAI						
1452/2509	11/17/2021	CT U	U	I	18	0
GRANTOR: EDWARDS LORETHA						
GRANTEE: U.S. BANK NATIONAL						

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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1994	1994
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2012	2012

TOTAL OB/XF												
1,500												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W37 S24 E10 S9 E27 N9 E15 N19 UST= N5 UST= N8 W6 S8 E6\$ W15 S5 E15\$ W15 N5\$.												

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
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00