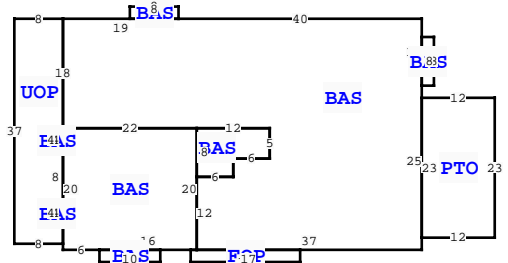
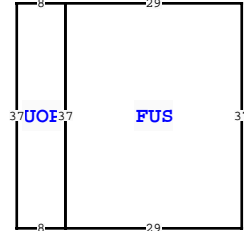




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,523	119.1015	133.39	469,933	1986	1986	0	0	0 35.00	65.00	

1 SINGLE FAM 100% - 0 Heated Area: 3383 HX Base Yr



\*\* This building has 13 Sub-Areas

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	05/04/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			305,456
TOTAL MARKET OB/XF VALUE			32,340
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			353,026
SOH/AGL Deduction			134,351
ASSESSED VALUE			218,675
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			167,264
TOTAL JUST VALUE			472,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,796

SALE:2:1: 15 ACRES PLUS IMP			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046355	Roof Replacement	14,000	01/24/2023
13861	ADDN SFR	175	04/08/1998
9802	M H	125	06/05/1995
9802	M H	125	06/05/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2260	2/12/2026	LE	U	V	14	100

GRANTOR: CHANCY JOSEPH H  
GRANTEE: CHANCY JOSEPH H (EN)  
0856/2413 3/09/1998 WD Q I 01 0  
GRANTOR: JOSEPH & LORETTA CHAN  
GRANTEE: JOSEPH, LORETTA ERI

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8	100		8	694
BAS	8	100		8	694
BAS	16	100		16	1,387
BAS	16	100		16	1,387
BAS	20	100		20	1,734
BAS	78	100		78	6,763
BAS	440	100		440	38,150
BAS	1,724	100		1,724	149,477
FOP	36	30		11	954
FUS	1,073	100		1,073	93,033
TOTALS	4,271			3,523	305,456

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	30	540.00	UT	3.00	3.00	100	2006	2006	3	100	1,620	
3	0031	BARN, MT AE	0	100	30	2,160.00	UT	12.00	12.00	100	2006	2006	3	100	25,920	
4	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W40 BAS= N2 W8 S2 E8\$ W19 UOP= W8 S37 E8 N3 BAS= N4 W2 S4 E2\$ W2 N4 E2 N18\$ S18 BAS= S20 E6 BAS= S2E10 N2 W10\$ E16 N20 W22\$ E22 BAS= S8 E6 N3 E6 N5 W12\$ E12 S5 W6 S3 W6 S12 FOP= W1 S2 E18 N2 W17\$ E37 N2 PTO= E12 N23 W12 S23\$ N25 BAS= E2 N8 W2 S8\$ N11\$ PTR= N30 FUS= N37 W29 UOP= W8 S37 E8 N37\$ S37 E29 \$ S30\$.												