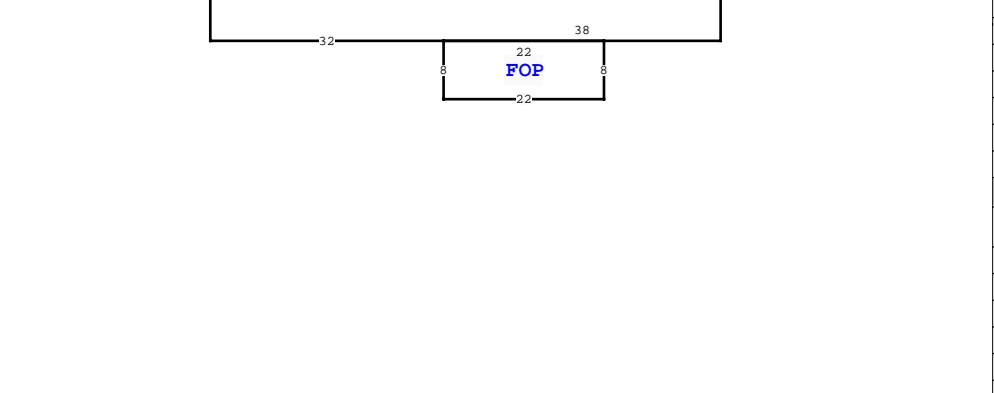


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	08 WD OR PLY 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

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		502,033	1990	2000	0	0	31.25	68.75



Quality	
DOR CODE	MAP AREA
0100	SINGLE FAMILY
03	03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	38,412
BAS	900	100		900	72,023
BAS	2,800	100		2,800	224,070
FOP	176	30		53	4,241
FSP	200	40		80	6,402
<b>TOTALS</b>	<b>4,556</b>			<b>4,313</b>	<b>345,148</b>

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	0060	CARPORT F	0	100	30	40	UT	6.00	6.00	100	2010	2010	3	100	7,200	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION	
L N	USE CODE
1	0100

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		00	0.00	0.00	5.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,360							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		345,148	
TOTAL MARKET OB/XF VALUE		11,400	
TOTAL LAND VALUE - MARKET		45,360	
TOTAL MARKET VALUE		401,908	
SOH/AGL Deduction		107,043	
ASSESSED VALUE		294,865	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		243,454	
TOTAL JUST VALUE		401,908	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41812	LAND /MH NOT THE		04/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2713	7/29/2025	WD	Q	I	01	440,000

BUILDING NOTES						
GRANTOR: ALEXANDER SETH R						
GRANTEE: GALUSTOV LINDSAY KE						
1339/0055 6/14/2017 WD Q I 01 215,000						
GRANTOR: RAYMOND L & COLEEN M						
GRANTEE: SETH R & KAREN M AL						

BUILDING DIMENSIONS	
BAS= W50 BAS= W24 S20 E24 N20\$ S40 E32 FOP= S8E22 N8 W22\$ E38 N20 BAS= E30 N30 W30 S30\$ N20 FSP= N10 W20 S10 E20\$ W20\$.	