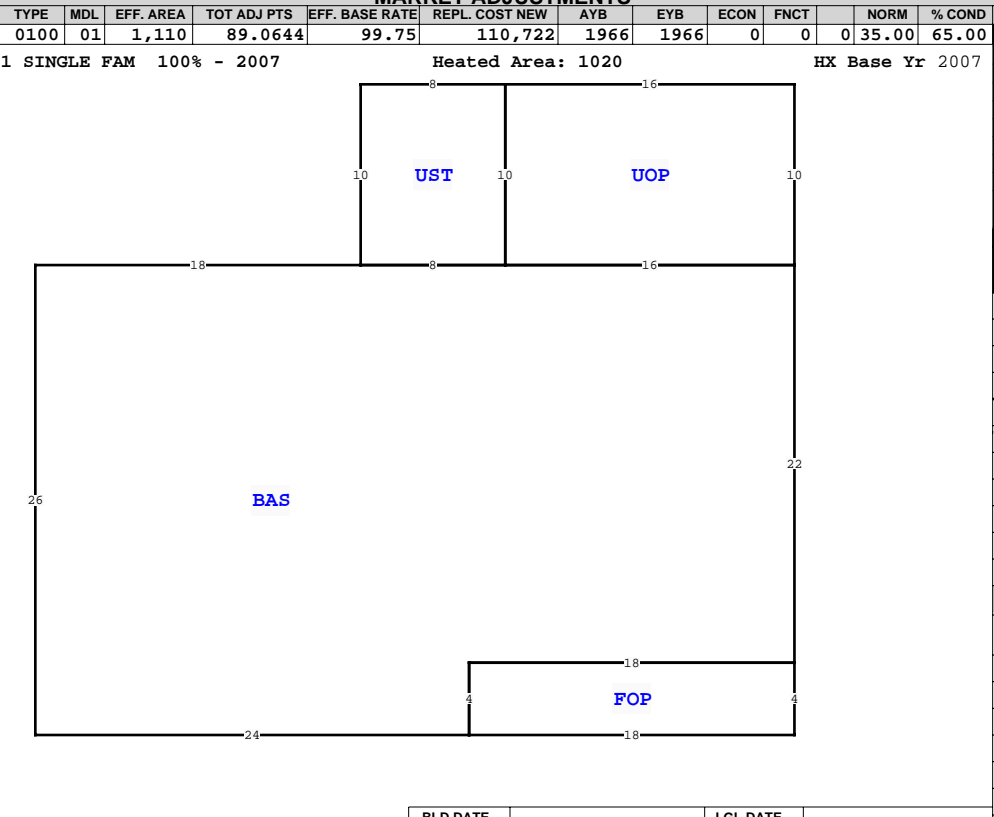


MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	05	AVERAGE 80	0100	01	1,110	89.0644	99.75	110,722	1966	1966	0	0	35.00	65.00
Exterior Wall	19	COMMON BRK 20	1 SINGLE FAM 100% - 2007											
Roof Structure	03	GABLE/HIP 100	Heated Area: 1020 HX Base Yr 2007											
Roof Cover	12	MODULAR MT 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	12	HARDWOOD 100												
Air Condition	02	WINDOW 100												
Heating Type	02	CONVECTION 100												
Bedrooms		3 100												
Bathrooms		1 100												
Frame	01	NONE 100												
Stories	1.	1. 100												
Architectural Units	05	CONV 100												
Condition Adj	02	02 100												
Kitchen Adjus	01	01 100												
Quality	03	03												
DOR CODE	5000	IMPROVED AG												
MAP NUM		MKT AREA	03											
NEIGHBORHOOD/LOC	29217.00	1.00/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,020	100		1,020	66,134									
FOP	72	30		22	1,427									
UOP	160	20		32	2,075									
UST	80	45		36	2,334									
TOTALS	1,332			1,110	71,969									



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,969
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		111,500
TOTAL MARKET VALUE		86,719
SOH/AGL Deduction		37,370
ASSESSED VALUE		49,349
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,349
TOTAL JUST VALUE		186,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055122	Co-Location or Ex	30,000	02/27/2026
000046440	Mobile Home		02/03/2023
39316	M H	0	02/19/2020
31013	MAINT/ALTR	0	05/08/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/1974	4/17/2001	WD	Q	V	01	100

GRANTOR: CROWDER & CROWDER
GRANTEE: A TOMLINSON

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2026	07/27/2022
		MLU	SPF

BUILDING DIMENSIONS
BAS= W18 S26 E24 FOP= E18 N4W18 S4\$ N4 E18 N22 UOP= N10 W16 S10 E16\$ W16 UST= N10 W8 S10 E8\$ W8\$.

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	0040	BARN, POLE	0	100	0	0	0	1.00	UT 0.00	100	2015	2015	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	100	2015	2015	3	100	50	
3	9947	Septic	0	0	0	0	0	1.00	UT 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	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	40.00	40.00	240							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	104,500							