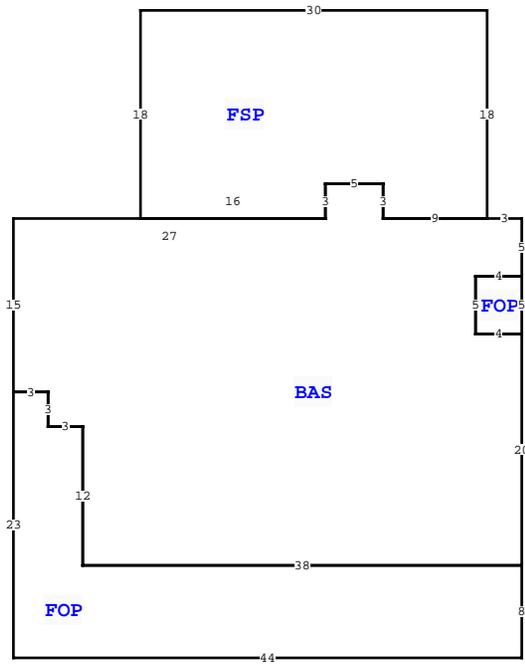


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
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
BAS	1,234	100	
FOP	20	30	
FOP	433	30	
FSP	525	40	
TOTALS	2,212		

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% - 0			208,987	1990	1990		0	0	35.00	65.00
Heated Area: 1234 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,842
TOTAL MARKET OB/XF VALUE			4,740
TOTAL LAND VALUE - MARKET			157,255
TOTAL MARKET VALUE			156,164
SOH/AGL Deduction			61,249
ASSESSED VALUE			94,915
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			43,504
TOTAL JUST VALUE			297,837
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0813	3/28/2019	WD	U	V	11	100
GRANTOR: JAMES MICHAEL DURRANC						
GRANTEE: JIMMY & SHARON LYON						
1381/1761	3/28/2019	WD	Q	V	03	2,500
GRANTOR: JAMES MICHAEL DURRANC						
GRANTEE: JIMMY & SHARON LYON						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	80	1993	1993	3	80	1,440	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	80	2010	2010	3	80	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	03/16/2023 SPF

BUILDING NOTES											

BUILDING DIMENSIONS
 BAS= W3 FSP= N18 W30 S18 E16 N3 E5 S3 E9\$ W9 N3 W5 S3 W27 S15
 FOP= S23 E44 N8 W38 N12 W3 N3 W3\$ E3 S3 E3 S12 E38 N20 FOP=
 N5 W4 S5 E4\$ W4 N5 E4 N5\$.

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	3,500.00	3,500.00	3,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.40	AC		1.00	1.00	1.00	280.00	280.00	8,232							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	227.00	227.00	2,724							
4	5500	A	TIMBER 2	0		00	0.00	0.00	2.53	AC		1.00	1.00	1.00	445.00	445.00	1,126							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.93	AC		1.00	1.00	1.00	3,500.00	3,500.00	153,755							