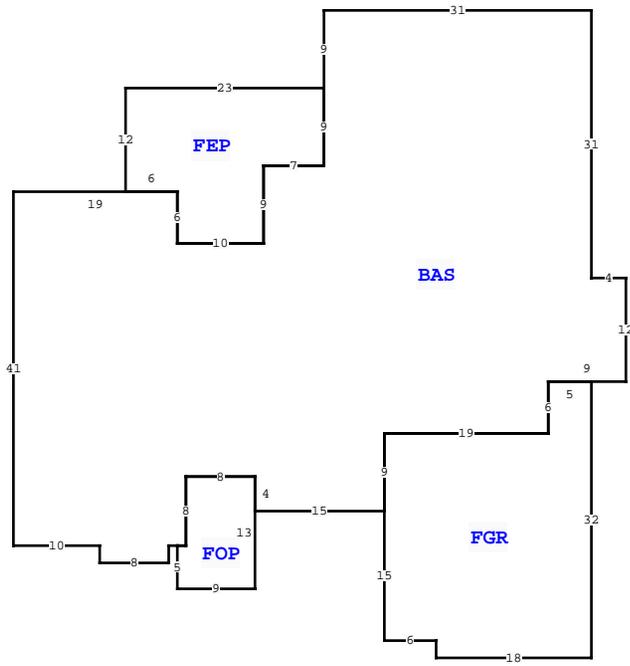




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,957	100	
FEP	315	80	
FGR	642	55	
FOP	109	30	
TOTALS	4,023		

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%	- 1996								
Heated Area: 2957						HX Base Yr 1996					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	354,273			
TOTAL MARKET OB/XF VALUE	3,193			
TOTAL LAND VALUE - MARKET	57,800			
TOTAL MARKET VALUE	415,266			
SOH/AGL Deduction	135,864			
ASSESSED VALUE	279,402			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	227,991			
TOTAL JUST VALUE	415,266			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	420,327			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000037625	Roof Replacement		01/14/2019
8821	SFR	84,000	09/08/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2194	4/29/2024	WD	U	I	11	100

GRANTOR: MANN FERNE F
GRANTEE: MANN FERNE F LIVING
0793/1146 7/18/1994 WD Q V 30,000
GRANTOR: MARVIN R & NAOMI L WA
GRANTEE: ROY H & FERNE F MAN

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	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	995.00	UT	1.50	1.50	100	1995	1995	3	100	1,493	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W31 S9 FEP= W23 S12 E6 S6 E10 N9 E7 N9\$ S9 W7 S9 W10 N6 W19 S41 E10 S2 E8N2 E1 FOP= S5 E9 N13 W8 S8 W1\$ E1 N8 E8 S4 E15 FGR= S15 E6 S2 E18 N32 W5 S6 W19 S9\$ N9 E19 N6 E9 N12 W4 N31\$.	

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-3	0.00	0.00	2.89	AC		1.00	1.00	1.00	20,000.00	20,000.00	57,800							