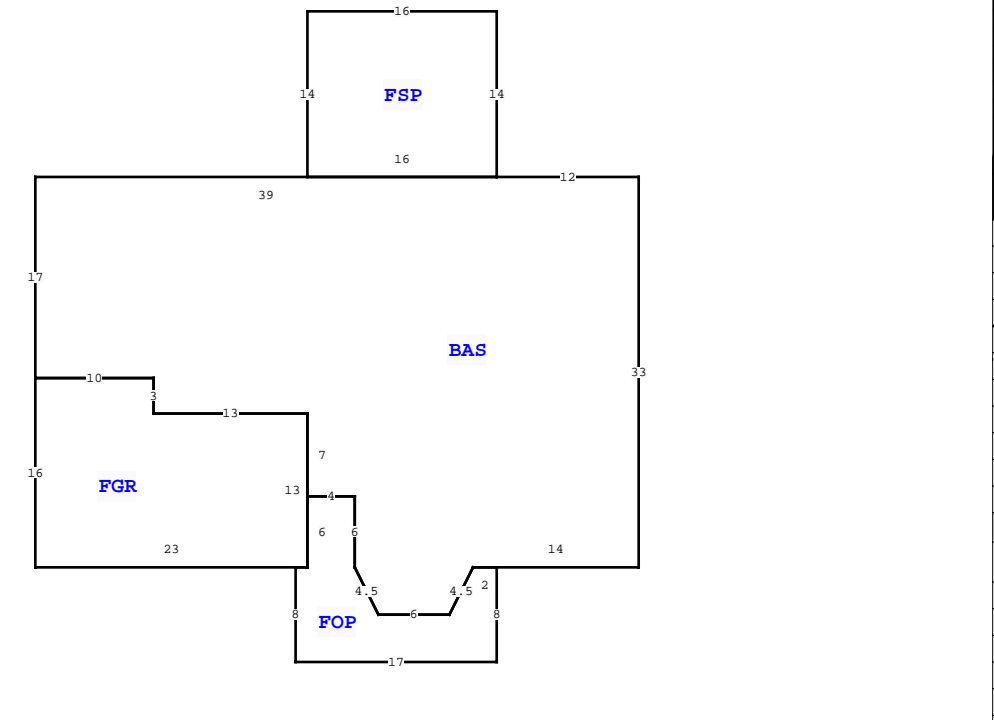


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	2005								



MAP NUM	MKT AREA	01			
29416.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100		1,362	146,884
FGR	329	55		181	19,520
FOP	128	30		38	4,098
FSP	224	40		90	9,706
TOTALS	2,043			1,671	180,207

BLD DATE	LGL DATE	04/16/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
L	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	0166	CONC, PAVMT	0	100	0	1,390.00	UT	2.00	2.00	100	2002	2002	3	100	2,780	
2	0296	SHED METAL	0	100	10	140.00	UT	12.00	12.00	100	2006	2006	3	100	1,680	

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			RSF	1150.00	290.00	1.00	LT		1.00	1.00	0.70	30,000.00	21,000.00	21,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			180,207
TOTAL MARKET OB/XF VALUE			4,460
TOTAL LAND VALUE - MARKET			21,000
TOTAL MARKET VALUE			205,667
SOH/AGL Deduction			69,161
ASSESSED VALUE			136,506
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			85,095
TOTAL JUST VALUE			205,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,639

LAND:1:1: 1.0 AC 1/2 LOT
SALE:2:1: 19 LOTS - 19 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054556	Remodel	2,000	11/21/2025
000049420	Roof Replacement	15,000	03/13/2024
18523	SFR	282	07/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0087	5/17/2004	WD Q	Q	I		115,000
GRANTOR: JOHN & PAULINE FEWOX						
GRANTEE: STANLEY WECKER						
0953/2380	5/17/2002	WD Q	Q	I		90,500
GRANTOR: BEDENBAUGH						
GRANTEE: JOHN & PAULINE FEWO						

BUILDING NOTES											

BUILDING DIMENSIONS
BAS= W12 FSP= N14 W16 S14 E16\$ W39 S17 FGR= S16 E23 N13 W13 N3 W10\$ E10 S3 E13 S7 FOP= S6 W1 S8 E17 N8 W2 L2 D4 W6 U4 L2 N6 W4\$ E4 S6 R2 D4 E6 U4 R2 E14 N33\$.