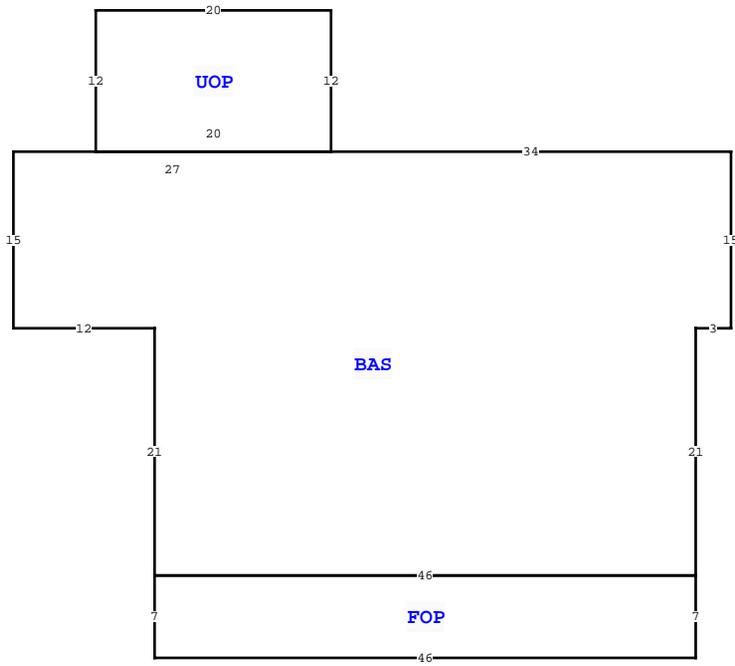


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	15	HARDTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,881	100	
FOP	322	35	
UOP	240	25	
TOTALS	2,443		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,054	125.0000	117.50	241,345	2011	2011	0	0	32.00	68.00		
1 MANUF 1 0% - 2021 Heated Area: 1881 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,115
TOTAL MARKET OB/XF VALUE			4,498
TOTAL LAND VALUE - MARKET			110,670
TOTAL MARKET VALUE			180,479
SOH/AGL Deduction			4,710
ASSESSED VALUE			175,769
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,769
TOTAL JUST VALUE			279,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29339	M H	599	04/25/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/2385	10/15/2020	PB U		I	18	0

GRANTOR: CLERK OF COURT (EST C)
GRANTEE: SEYED AHMAD VAHEDI (

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W34 UOP= N12 W20 S12 E20\$ W27 S15 E12 S21 FOP= S7 E46 N7 W46\$ E46 N21 E3 N15\$.	

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	0166	CONC,PAVMT	0	0	0	989.00	UT	2.00	2.00	100	2011	2011	3	100	1,978	
2	0060	CARPORT F	0	0	18	720.00	UT	3.50	3.50	100	2013	2013	3	100	2,520	

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.02	AC		1.00	1.00	1.00	280.00	280.00	3,366							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.02	AC		1.00	1.00	1.00	8,500.00	8,500.00	102,170							