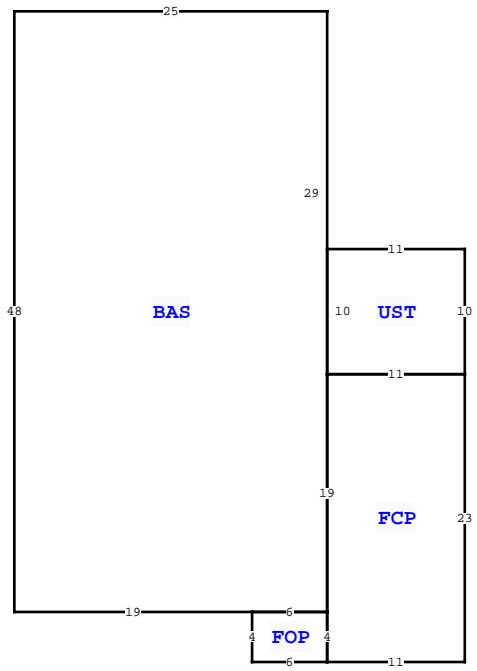




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	30317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	122,445
FCP	253	25		63	6,428
FOP	24	30		7	714
UST	110	45		50	5,102
TOTALS	1,587			1,320	134,690

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%	2023								
			Heated Area: 1200				HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,690
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		13,998
TOTAL MARKET VALUE		149,538
SOH/AGL Deduction		5,091
ASSESSED VALUE		144,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,036
TOTAL JUST VALUE		149,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1824	2/22/2022	WD Q	Q	I	01	160,000
GRANTOR: MUJTABA GHULAM & UZRA						
GRANTEE: OGBURN LEAH A						
0682/0372	4/19/1989	WD Q	Q	I		30,300
GRANTOR: PSARRAS MARTHA						
GRANTEE: MUJTABA						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0166	CONC, PAVMT	300
2	0258	PATIO	300
3	0294	SHED WOOD/	250

TOTAL OB/XF										850						
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	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	300.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	50	2004	2004	3	50	250	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W25 S48 E19 FOP= S4 E6 N4 W6\$ E6 FCP= S4 E11 N23 W11S19\$ N19 UST= E11 N10 W11 S10\$ N29\$.

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	DPTH 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			0.00	0.00	11,198.15	SF		1.00	1.00	1.00	1.25	1.25	13,998							