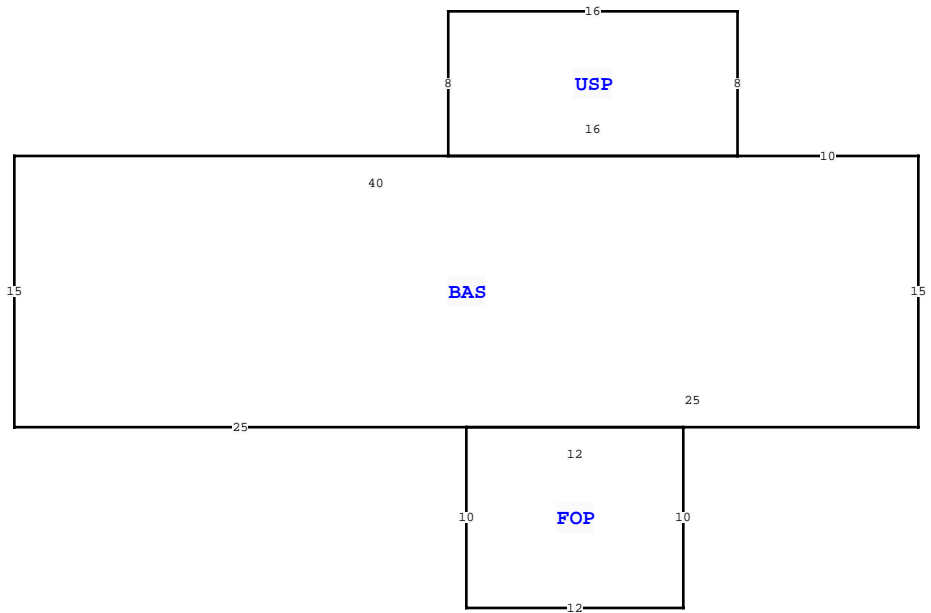




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		90	
Interior Floor	06	VINYL	ASB	10	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		1.5		100	
Frame	01	NONE		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	5000 IMPROVED AG				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	30416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	67,426
FOP	120	30		36	3,236
USP	128	35		45	4,046
TOTALS	998			831	74,708

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024		Heated Area: 750					HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			74,708
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			618,600
TOTAL MARKET VALUE			123,515
SOH/AGL Deduction			0
ASSESSED VALUE			123,515
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,515
TOTAL JUST VALUE			693,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			632,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055757	Co-Location or Ex	29,000	05/29/2026
000053651	Co-Location or Ex	15,000	07/23/2025
000053280	Generator		05/30/2025
000046554	Communications To	20,000	09/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/1247	3/27/2023	QC	U	I	11	100

GRANTOR: CHARLES LUTHER DANIEL  
 GRANTEE: CHARLES BROTHERS FA  
 1205/2517 | 12/03/2010 | WD | U | I | 16 | 69,100  
 GRANTOR: CHARLES D CHARLES & L  
 GRANTEE: CHARLES & ETAL

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

TOTAL OB/XF													
600													

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	96.72	AC		1.00	1.00	1.00	280.00	280.00	27,082							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	445.00	445.00	11,125							
4	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	121.72	AC		1.00	1.00	1.00	5,000.00	5,000.00	608,600							