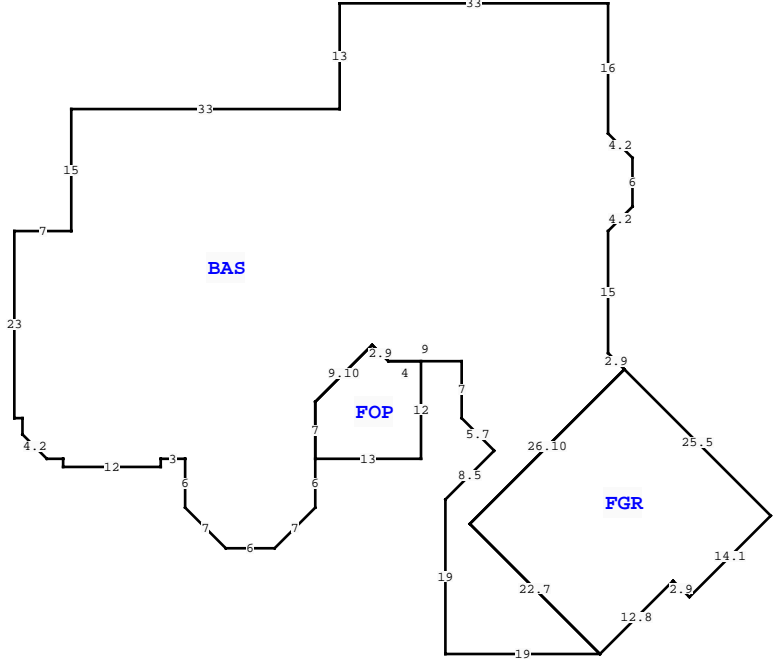


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	90		
Interior Floor	14	CARPET	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	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	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	30417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,608	100		3,608	402,018
FGR	648	55		356	39,667
FOP	148	30		44	4,902
TOTALS	4,404			4,008	446,587

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%	- 2016									
Heated Area: 3608						HX Base Yr 2016						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	446,587			
TOTAL MARKET OB/XF VALUE	35,827			
TOTAL LAND VALUE - MARKET	63,000			
TOTAL MARKET VALUE	545,414			
SOH/AGL Deduction	169,890			
ASSESSED VALUE	375,524			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	324,113			
TOTAL JUST VALUE	545,414			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	552,053			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050174	Roof Replacement	43,612	06/21/2024
22573	POOL	200	12/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1955	2/20/2015	WD Q	Q	I	01	335,000
GRANTOR: DALE E & CONNIE N NAI						
GRANTEE: ERIC & RANDI PRESTO						
0990/2400	7/11/2003	WD Q	Q	V		47,800
GRANTOR: PAUL BRYAN						
GRANTEE: DALE E & CONNIE M N						

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	0280	POOL R/CON	0	100	13	29	UT	70.00	70.00	100	2005	2005	3	47	12,403	
2	0282	POOL ENCL	0	100	42	43	UT	15.00	15.00	30	2005	2005	3	30	8,127	
3	0031	BARN, MT AE	0	100	24	24	UT	12.00	12.00	100	2005	2005	3	100	6,912	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.50	2.50	100	2005	2005	3	100	8,185	
5	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF													35,827				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/03/2025			MLU											

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W33 S13 W33 S15 W7 S23 E1 S2 R3 D3 E2 S1 E12 N1 E3 S6 R5 D5 E6 U5 R5 N6 FOP= E13 N12 W4 U2 L2 L7 D7 S7\$ N7 U7 R7 R2 D2 E9 S7 R4 D4 D6 L6 S19 E19 FGR= R9 U9 R2 D2 R10 U10 U18 L18 L19 D19 D16 R16 \$ L16 U16 U19 R19 L2 U2 N15 U3 R3 N6 L3 U3 N16 \$.												

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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	63,000								