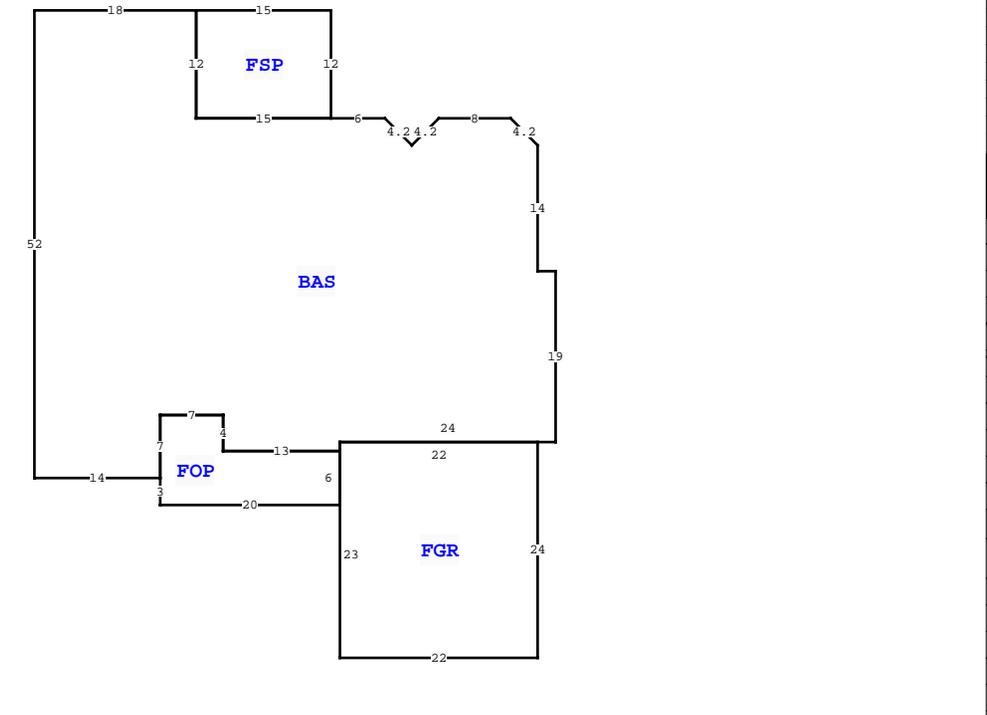


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

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%	- 2022		Heated Area: 2305					HX Base Yr 2022	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100		2,305	279,789
FGR	528	55		290	35,201
FOP	148	30		44	5,341
FSP	180	40		72	8,740
TOTALS	3,161			2,711	329,071

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	100	0	0	1,824.00	UT	2.00	2.00	100	2003	2003	3	100	3,648	
2	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
3	0282	POOL ENCL	0	100	23	38	874.00	UT	15.00	15.00	100	2004	2004	3	40	5,244	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

TOTAL OB/XF											
22,191											

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF											
22,191											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			329,071	
TOTAL MARKET OB/XF VALUE			22,191	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			386,262	
SOH/AGL Deduction			38,812	
ASSESSED VALUE			347,450	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			296,039	
TOTAL JUST VALUE			386,262	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			385,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051284	Roof Replacement	43,913	10/28/2024
22124	POOL	130	07/23/2004
20582	SFR	400	04/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2771	6/08/2020	WD Q	Q	I	01	299,000
GRANTOR: TROY J & TERRI L NELS						
GRANTEE: BRIAN & AMBER PITMA						
1237/0762	6/21/2012	WD Q	Q	I	01	236,400
GRANTOR: DANIEL ELI & FRANCES						
GRANTEE: TROY J & TERRI L NE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W18 S52 E14 FOP= S3 E20 N6 W13 N4 W7 S7\$ N7 E7 S4 E13											
FGR= S23 E22 N24 W22 S1 \$ N1 E24 N19 W2 N14 L3 U3 W8 D3 L3											
L3 U3 W6 FSP= N12 W15 S12 E15\$ W15 N12\$.											