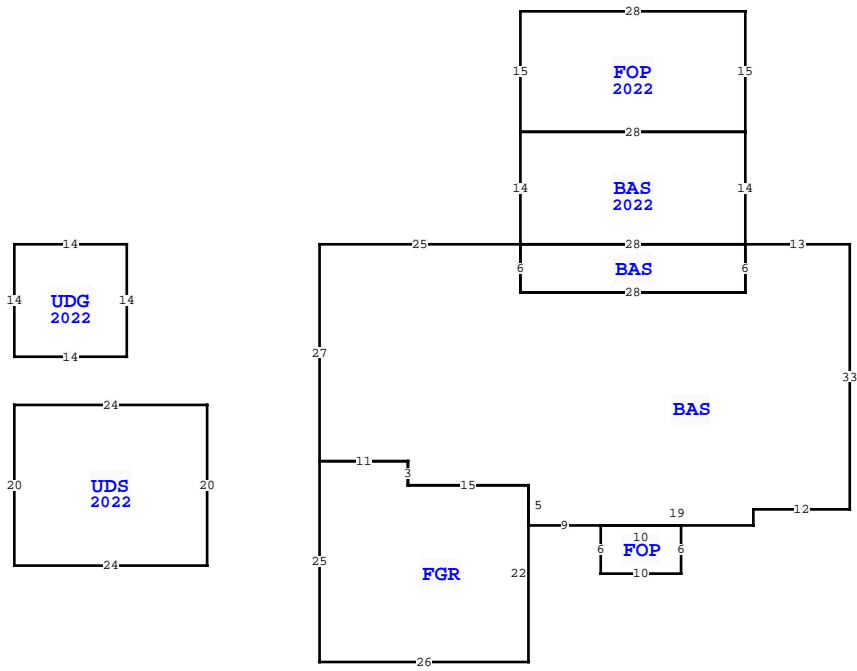


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

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%	- 2025		Heated Area: 2515					HX Base Yr 2025	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	18,946
BAS	1,955	100		1,955	220,465
BAS	392	100	2022	392	44,206
FGR	605	55		333	37,552
FOP	60	30		18	2,030
FOP	420	30	2022	126	14,209
UDG	196	55	2022	108	12,179
UDS	480	55	2022	264	29,771
TOTALS	4,276			3,364	379,357

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,650.00	UT	2.00	2.00	100	2004	2004	3	100	3,300	
3	0280	POOL R/CON	0	100	34	476.00	UT	33.00	33.00	100	2022	2021		93	14,608	
4	0166	CONC, PAVMT	0	100	29	725.00	UT	2.00	2.00	100	2022	2021		100	1,450	
5	0120	CLFENCE	4	0	100	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	

TOTAL OB/XF									
25,558									

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							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		379,357	
TOTAL MARKET OB/XF VALUE		25,558	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		439,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		439,915	
TOTAL EXEMPTION VALUE		HX HB 13 439,915	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		439,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052061	Roof Replacement	20,000	01/14/2025
000040232	Swimming Pool and	48,000	07/28/2020
20718	SFR	347	05/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/98	3/22/2024	WD	Q	I	01	500,000
GRANTOR: SIMMS STEPHEN						
GRANTEE: LEWIS JAMES						
1163/0009	11/28/2008	WD	Q	I		212,000
GRANTOR: VICTOR & DURA DENISE						
GRANTEE: STEPHEN & MICHELLE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 S6 W28 N6 W25 S27 E11 S3 E15 S5 E9 E19 N2 E12 N33 \$	
FGR=[ORIG=-66,27] S25 E26 N22 W15 N3 W11 \$	
FOP=[YR=2022;ORIG=-13,-29] W28 S15 E28 N15 \$	
BAS=[YR=2022;ORIG=-13,-14] W28 S14 E28 N14 \$	
BAS=[ORIG=-13,0] W28 S6 E28 N6 \$	
FOP=[ORIG=-31,35] S6 E10 N6 W10 \$	
UDG=[YR=2022;ORIG=-90,0] W14 S14 E14 N14 \$	
UDS=[YR=2022;ORIG=-104,20] S20 E24 N20 W24 \$	