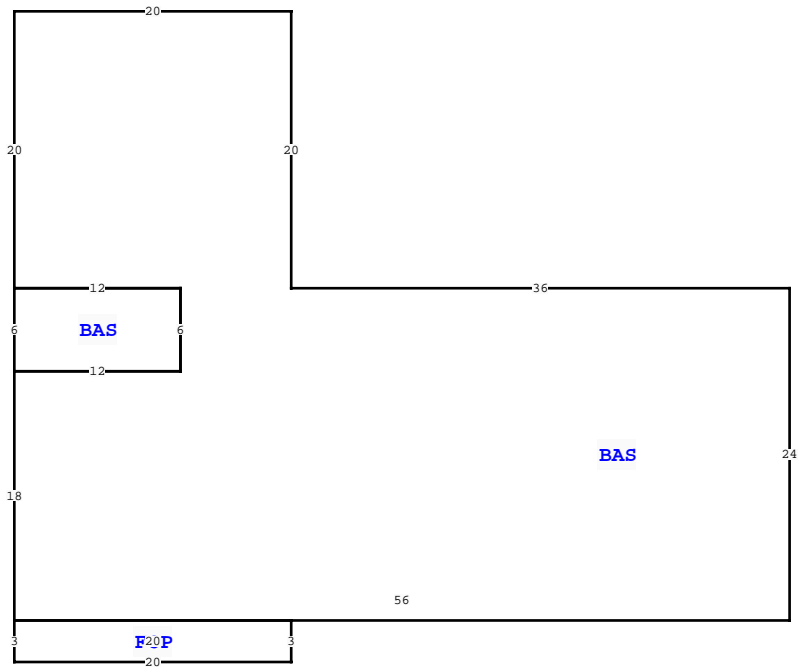


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	72	100	
BAS	1,672	100	
FOP	60	30	
TOTALS	1,804		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,762	87.5952	98.11	172,870	1971	1971	0	0	35.00	65.00
1 SINGLE FAM			100% - 2023	Heated Area: 1744			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			112,366
TOTAL MARKET OB/XF VALUE			2,350
TOTAL LAND VALUE - MARKET			14,800
TOTAL MARKET VALUE			129,516
SOH/AGL Deduction			6,017
ASSESSED VALUE			123,499
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			67,088
TOTAL JUST VALUE			129,516
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31830	MAINT/ALTR	35	03/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/89	1/14/2022	WD	U	I	12	105,600
GRANTOR: CASCADE FUNDING MORTG						
GRANTEE: WRIGHT DAVID J						
1453/1488	11/30/2021	CT	U	I	18	118,500
GRANTOR: CLERK OF COURT						
GRANTEE: CASCADE FUNDING MOR						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0258	PATIO	0 100	0 0	1.00 UT 0.00
2	0060	CARPOT F	0 100	0 0	1.00 UT 1,000.00
3	0296	SHED METAL	0 100	10 20	200.00 UT 5.00
4	0169	FENCE/WOOD	0 100	0 0	1.00 UT 1,500.00

TOTAL OB/XF												2,350			
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	0258	PATIO	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0060	CARPOT F	0 100	0 0	1.00	UT	1,000.00	1,000.00	50	2017	2017	3	50	500	
3	0296	SHED METAL	0 100	10 20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
4	0169	FENCE/WOOD	0 100	0 0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W36 N20 W20 S20 E12 S6 W12 S18 E56 N24 \$	
BAS=[ORIG=-56,0] S6 E12 N6 W12 \$	
FOP=[ORIG=-56,24] S3 E20 N3 W20 \$	

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
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800