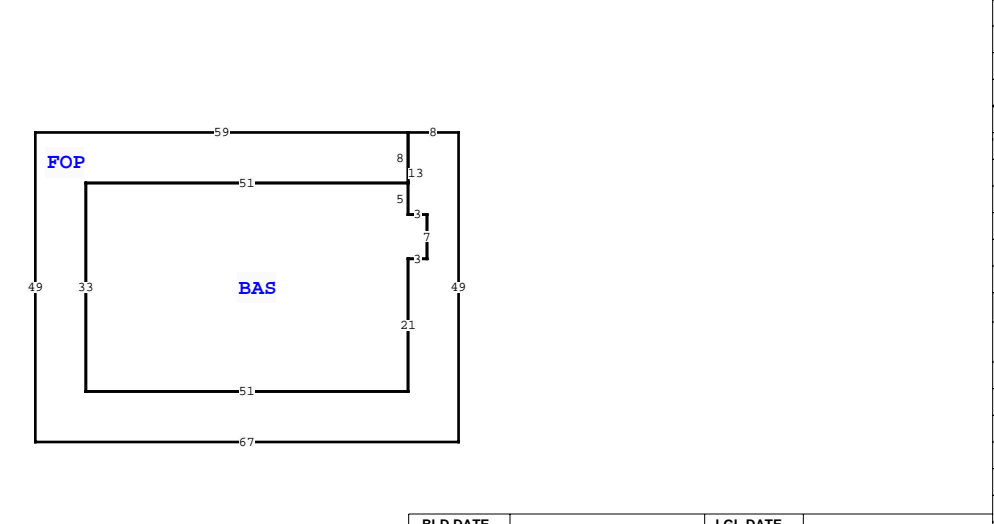
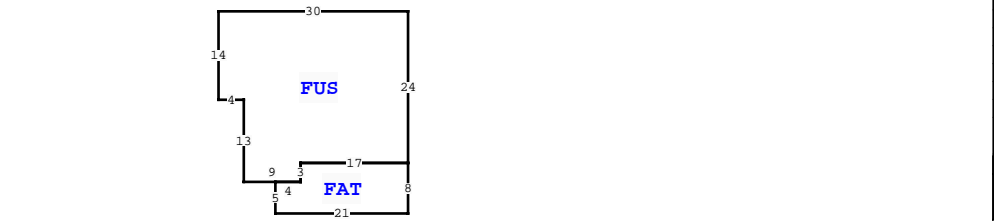




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	- 1999		379,751	2003	2003	0	0	22.00	78.00	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		30516.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	173,091
FAT	156	20		31	3,149
FOP	1,579	30		474	48,149
FUS	707	100		707	71,817
<b>TOTALS</b>	<b>4,146</b>			<b>2,916</b>	<b>296,206</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			296,206
TOTAL MARKET OB/XF VALUE			5,042
TOTAL LAND VALUE - MARKET			104,040
TOTAL MARKET VALUE			405,288
SOH/AGL Deduction			169,769
ASSESSED VALUE			235,519
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			184,108
TOTAL JUST VALUE			405,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19715	SFR	393	07/08/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1955	2/08/2024	LE	U	I	14	100
GRANTOR: KATONA KENNETH (ENH L)						
GRANTEE: KATONA KYLE MICHAEL						
0855/0169	2/15/1998	WD	Q	V	03	19,000
GRANTOR: SUBRANDY						
GRANTEE: KATONA						

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	100	10	14	140.00	UT	7.50	7.50	100	1998	1998	3	100	1,050	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1998	1998	3	100	1,080	
3	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1998	1998	3	100	720	
4	0251	LEAN TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1998	1998	3	100	192	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W51 S33 E51 N21 E3 N7 W3 N5\$ FOP= N8 W59 S49 E67 N49 W8 S13 E3 S7 W3 S21 W51 N33 E51\$ PTR= N30 FAT= N8 FUS= N24 W30 S14 E4 S13 E9N3 E17\$ W17 S3 W4 S5 E21\$ S30\$.	

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		A-1	0.00	0.00	8.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	104,040									