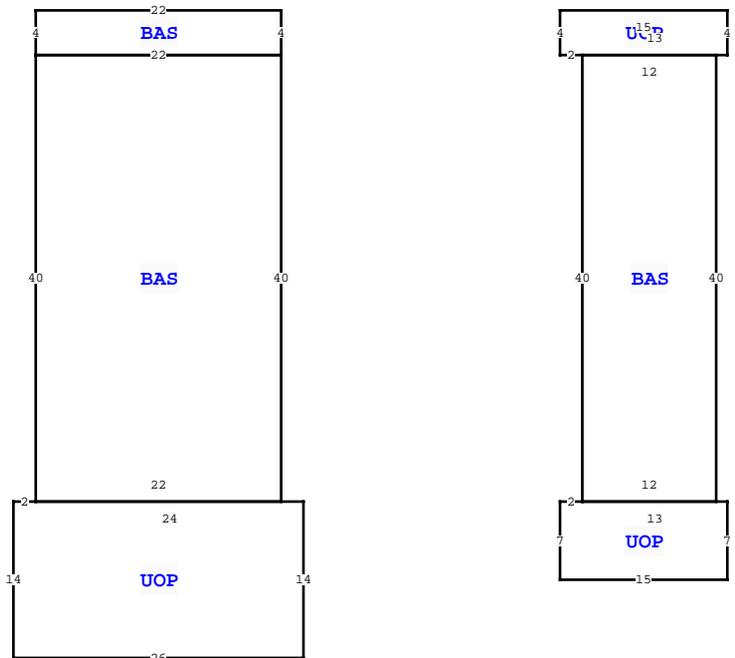


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories		2.	100
Architectual	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	02
NEIGHBORHOOD/LOC	30617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	88	100	
BAS	480	100	
BAS	880	100	
UOP	60	20	
UOP	105	20	
UOP	364	20	
TOTALS	1,977		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,554	95.7902	109.20	169,697	1986	1986	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1448 HX Base Yr 2025														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,303
TOTAL MARKET OB/XF VALUE			12,063
TOTAL LAND VALUE - MARKET			96,000
TOTAL MARKET VALUE			218,366
SOH/AGL Deduction			141,220
ASSESSED VALUE			77,146
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			25,735
TOTAL JUST VALUE			218,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054108	Additions	201,000	09/22/2025
000054018	Right-of-Way Acce		09/09/2025
000041798	Electrical Servic	0	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2651	5/27/2016	WD	U	I	12	82,000
GRANTOR: PRIMESTAR FUND I TRS,						
GRANTEE: DAVID & ANDREA STYE						
1298/1619	7/21/2015	WD	U	I	12	100
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: PRIMESTAR FUND I TR						

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	0021	BARN,FR AE	0	100	83	34	2,822.00	UT	11.00	30	1993	1993	3	30	9,313	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	100	0	0	3	100	2,750	

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

BUILDING DIMENSIONS
BAS= W22 S4 BAS= S40 UOP= W2 S14 E26 N14 W24\$ E22 N40 W22\$
E22 N4\$ PTR=E40 UOP= W15S4 E2 BAS= S40 UOP= W2 S7 E15 N7 W13\$
E12 N40 W12\$ E13 N4\$ W40\$.

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	84,000							