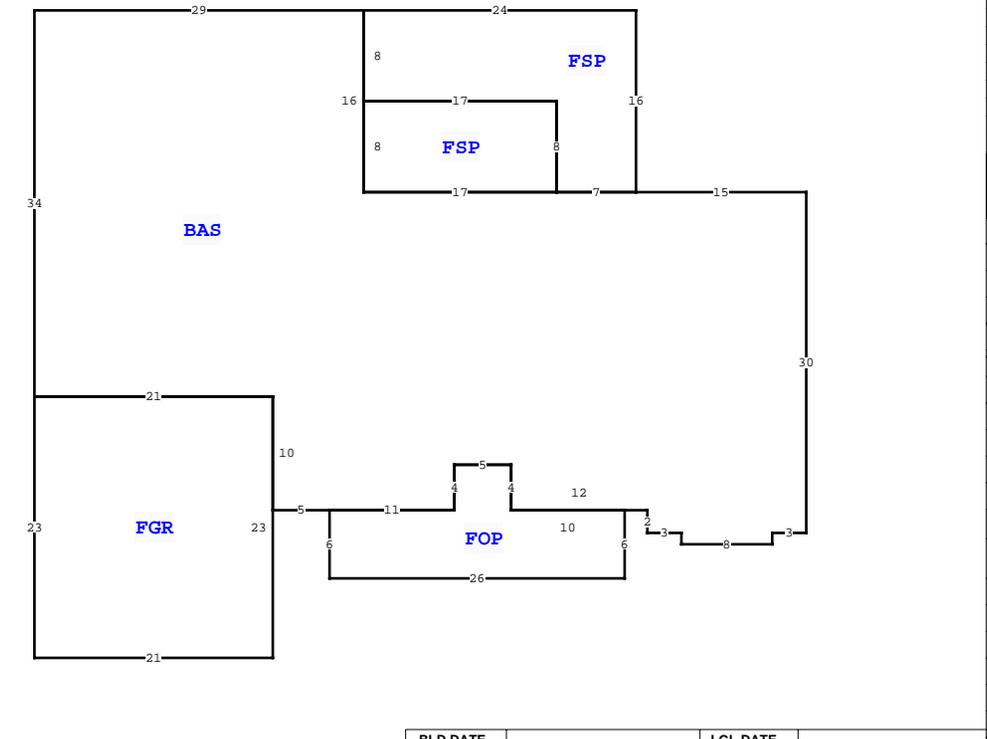


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

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%	- 2008									
						Heated Area: 2174			HX Base Yr 2008			



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	275,556	
TOTAL MARKET OB/XF VALUE	13,330	
TOTAL LAND VALUE - MARKET	51,520	
TOTAL MARKET VALUE	340,406	
SOH/AGL Deduction	181,232	
ASSESSED VALUE	159,174	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	107,763	
TOTAL JUST VALUE	340,406	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	339,347	

MAP NUM	MKT AREA				
	02				
NEIGHBORHOOD/LOC 30717.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100		2,174	226,402
FGR	483	55		266	27,701
FOP	176	30		53	5,520
FSP	136	40		54	5,624
FSP	248	40		99	10,310
TOTALS	3,217			2,646	275,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046287	Roof Replacement	15,600	01/18/2023
11320	SFR	340	06/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1123/1528	6/27/2007	WD Q	Q	I		285,900
GRANTOR: THOMAS TUCKER						
GRANTEE: RICHARD D & TERRY L						
1015/0068	4/27/2004	WD Q	Q	I		190,000
GRANTOR: FORD L & KATHLEEN WAL						
GRANTEE: THOMAS TUCKER						

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	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	100	20	400.00	UT	2.00	2.00	100	2003	2003	3	100	800	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0031	BARN, MT AE	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,900	
5	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0251	LEAN TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
7	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	330	

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		00	0.00	0.00	2.24	AC		1.00	1.00	1.00	23,000.00	23,000.00	51,520							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W15 FSP= N16 W24 S8 E17 S8 E7\$ W7 FSP= N8 W17 S8 E17\$W17 N16 W29 S34 FGR= S23 E21 N23 W21\$ E21 S10 E5 FOP= S6 E26 N6 W10 N4 W5 S4W11\$ E11 N4 E5 S4 E12 S2 E3 S1E8 N1 E3N30\$.												

TOTAL OB/XF												
13,330												