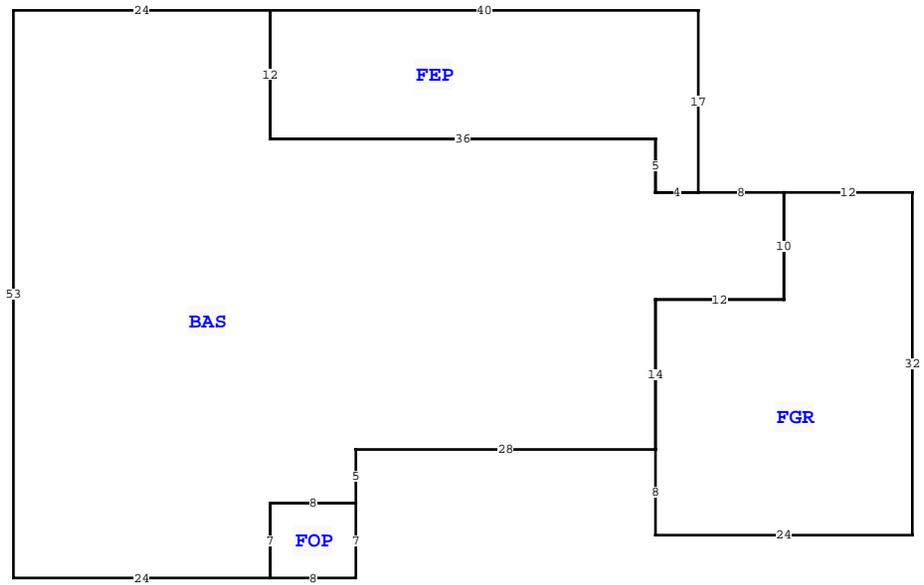




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,476	100	
FEP	500	80	
FGR	648	55	
FOP	56	30	
TOTALS	3,680		
			3,249
			295,469

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%	- 2019		454,568	1988	1988	0	0	35.00	65.00
Heated Area: 2476											
HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	295,469			
TOTAL MARKET OB/XF VALUE	69,614			
TOTAL LAND VALUE - MARKET	29,040			
TOTAL MARKET VALUE	394,123			
SOH/AGL Deduction	105,683			
ASSESSED VALUE	288,440			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	237,029			
TOTAL JUST VALUE	394,123			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	391,301			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40844	POOL ENCL	0	11/04/2020
40489	POOL	0	09/03/2020
37950	STORAGE	173	04/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/2686	1/31/2018	WD Q	Q	I	01	225,000
GRANTOR: KAY D PROULX						
GRANTEE: ALLEN & CHRISTINE C						
0920/2127	2/15/2001	WD Q	Q	I		140,000
GRANTOR: JAMES & DAWN COFFEY						
GRANTEE: KAY PROULX						

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	560	
2	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	620	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	3,500	
6	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2020	2020	3	100	9,500	
7	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2020	2020	3	100	200	
8	0280	POOL R/CON	0	100	15	30	UT	70.00	70.00	100	2021	2020		91	28,665	
9	0282	POOL ENCL	0	100	28	41	UT	15.00	15.00	100	2021	2020		70	12,054	
10	0282	POOL ENCL	0	100	28	41	UT	15.00	15.00	100	2022	2021		75	12,915	

TOTAL OB/XF										69,614														
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	1.32	AC		1.00	1.00	1.00	22,000.00	22,000.00	29,040							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W24 S53 E24 FOP= E8 N7W8 S7S N7 E8 N5 E28 FGR= S8 E24 N32 W12 S10 W12 S14S N14 E12 N10 W8 FEP= N17 W40 S12 E36 S5 E4S W4 N5 W36 N12S.									

REVIEW DATE 11/22/2021 BY HC																								
Total Acres: 1.32					Total Land Value: 29,040					Market: 0					Agricultural: 0					Common: 29,040				