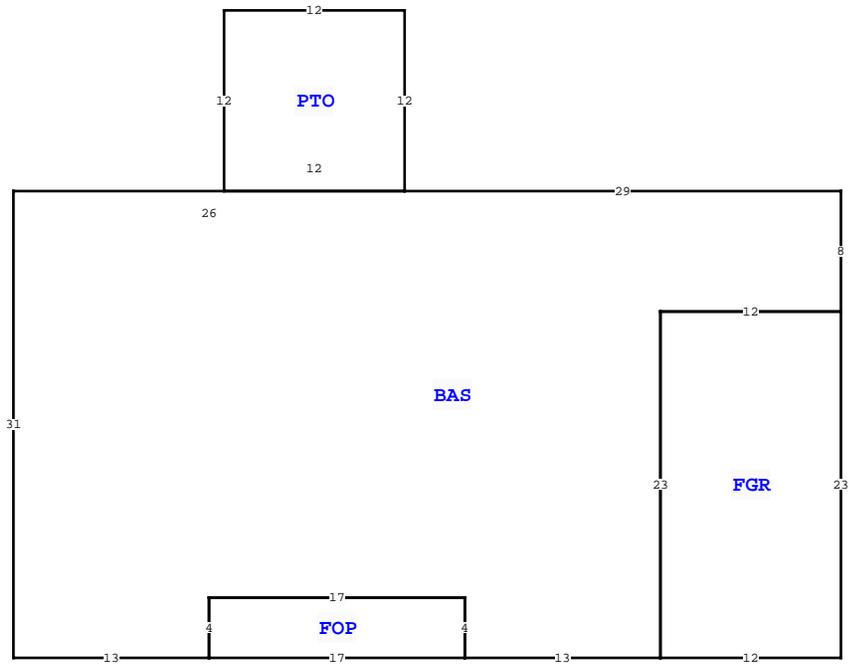




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	1,361	100	
FGR	276	55	
FOP	68	30	
PTO	144	5	
TOTALS	1,849		

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%	- 1997								
Heated Area: 1361						HX Base Yr 1997					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		154,475	
TOTAL MARKET OB/XF VALUE		758	
TOTAL LAND VALUE - MARKET		34,500	
TOTAL MARKET VALUE		189,733	
SOH/AGL Deduction		86,311	
ASSESSED VALUE		103,422	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		52,011	
TOTAL JUST VALUE		189,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,159	
SALE:2:1: SALE INCLUDES 10058-644			
SALE:1:1: NEED TO CHECK IMPR !			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10677	SFR	230	01/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/1728	3/27/1996	WD	Q	I		76,500
GRANTOR: DOWDY						
GRANTEE: TODD & LISA MUSTO						
0813/2171	11/15/1995	WD	U	V	35	16,000
GRANTOR: O'STEEN						
GRANTEE: DENNIS & DEBRAH DO						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	

TOTAL OB/XF																
758																
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	1.50	1.50	100	1996	1996	3	100	758	

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	1.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	34,500							