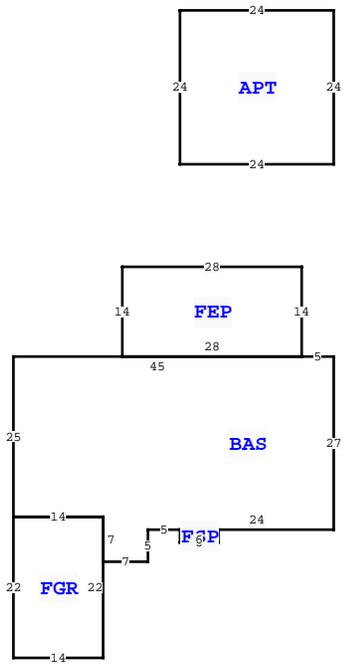


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	05	AVERAGE 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	576	100		576	50,915
BAS	1,357	100		1,357	119,950
FEP	392	80		314	27,756
FGR	308	55		169	14,938
FSP	12	40		5	442
TOTALS	2,645			2,421	214,001

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%	- 2022		329,232	1990	1990	0	0	35.00	65.00
				Heated Area: 1933			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		214,001	
TOTAL MARKET OB/XF VALUE		35,600	
TOTAL LAND VALUE - MARKET		27,830	
TOTAL MARKET VALUE		277,431	
SOH/AGL Deduction		19,050	
ASSESSED VALUE		258,381	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		206,970	
TOTAL JUST VALUE		277,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045984	Storage Building	30,000	11/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0329	1/13/2017	WD	Q	I	01	130,000
GRANTOR: MAUREEN A WAGNER & RA						
GRANTEE: MICHAEL BOWEN						
1313/2453	4/25/2016	QC	U	I	11	100
GRANTOR: MAUREEN A WAGNER						
GRANTEE: MAUREEN A WAGNER &						

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	0	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	0	0	0	300.00	300.00	50	1993	1993	3	50	150	
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	300	
4	0030	BARN, MT	0	100	0	0	0	26,250.00	26,250.00	100	2024	2023		100	26,250	
5	0261	PRCH, UOP	0	100	0	0	0	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0294	SHED WOOD/	0	100	0	0	0	5,500.00	5,500.00	100	2024	2023		100	5,500	
7	0070	CARPORT UF	0	100	0	0	0	1,500.00	1,500.00	100	2024	2023		100	1,500	

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	1.10	AC		1.00	1.00	1.15	22,000.00	25,300.00	27,830							

TOTAL OB/XF												35,600											
-------------	--	--	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--	--	--	--	--