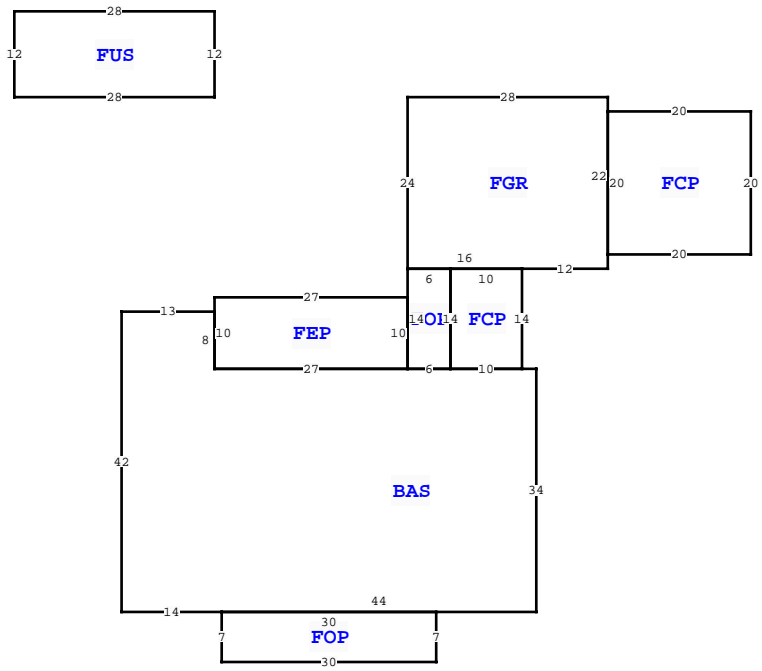




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
BAS	2,076	100
FCP	140	25
FOP	400	25
FEP	270	80
FGR	672	55
FOP	84	30
FOP	210	30
FUS	336	100
TOTALS	4,188	

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%	- 2020		Heated Area: 2412					HX Base Yr	2020	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			348,124
TOTAL MARKET OB/XF VALUE			26,420
TOTAL LAND VALUE - MARKET			57,086
TOTAL MARKET VALUE			431,630
SOH/AGL Deduction			126,611
ASSESSED VALUE			305,019
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			253,608
TOTAL JUST VALUE			431,630
NCON VALUE			16,200
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051984	Storage Building	21,265	01/04/2025
000051803	Right-of-Way Acce		12/12/2024
000050704	Electrical Servic	0	08/29/2024
18268	SFR	400	05/14/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2199	7/29/2022	WD	U	I	11	100

GRANTOR: HEMPHILL STAN A
GRANTEE: HEMPHILL FAMILY TRU
1389/0180 7/16/2019 WD Q I 01 292,000
GRANTOR: SAMUEL T VIVIANO INDI
GRANTEE: STAN A & JANE HEMPH

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	0		1.00	UT 1,200.00	1,200.00	100	2001	2001	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0		680.00	UT 1.50	1.50	100	2001	2001	3	100	1,020
3	0294	SHED WOOD/	0	100	8	10		80.00	UT 7.50	7.50	100	2001	2001	3	100	600
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	1,000
5	0260	PAVEMENT-A	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	1,000
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2025	2024		90	5,400
7	0030	BARN, MT	0	100	30	30		900.00	UT 18.00	18.00	100	2026	2025		100	16,200

TOTAL OB/XF												
26,420												

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	DPHT 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	1.46	AC		1.00	1.00	0.85	23,000.00	19,550.00	28,543								
2	0000	C	VAC RES	100			0.00	0.00	1.46	AC		1.00	1.00	0.85	23,000.00	19,550.00	28,543								