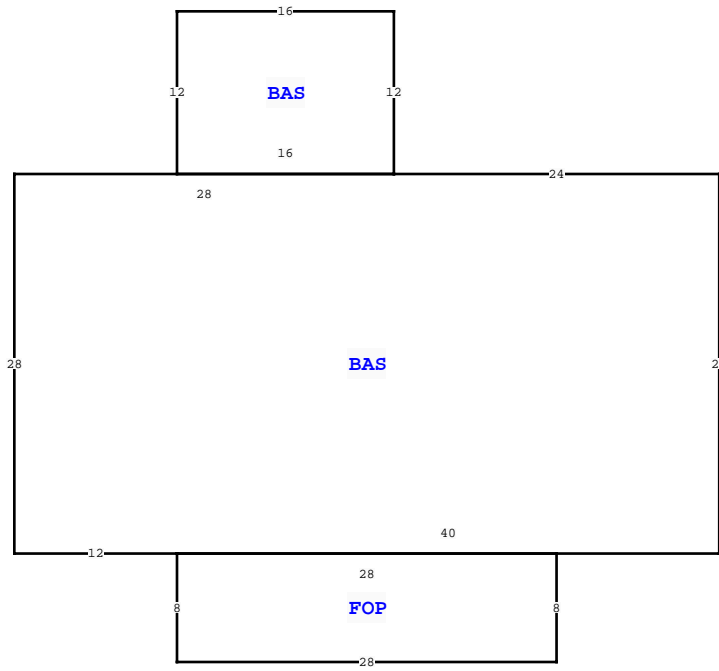


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		2	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	05	05	
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	192	100	
BAS	1,456	100	
FOP	224	30	
TOTALS	1,872		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,715	92.9040	104.05	178,446	1993	1993	0	0	20	35.00	45.00		
1 SINGLE FAM 0% - 0 Heated Area: 1648 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	80,301		
TOTAL MARKET OB/XF VALUE	926		
TOTAL LAND VALUE - MARKET	32,560		
TOTAL MARKET VALUE	113,787		
SOH/AGL Deduction	0		
ASSESSED VALUE	113,787		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	113,787		
TOTAL JUST VALUE	113,787		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	113,787		
SALE:1:1: LOT 81 SANTA FE RIVER PLANTATIONS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25166	REMODEL	40	10/27/2006
6657	SFR	36,000	12/10/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2757	1/06/2025	WD	U	I	11	100
GRANTOR: HUMPHREYS KEITH J						
GRANTEE: HUMPHREYS FAMILY RE						
1374/0902	12/10/2018	WD	Q	I	01	65,000
GRANTOR: BARBARA WAHL GREEN						
GRANTEE: KEITH J & KAREN K H						

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	0294	SHED WOOD/	0	0	10	100.00	UT	7.50	7.50	100	0	0	3	100	750	
2	0040	BARN, POLE	0	0	13	234.00	UT	2.50	2.50	30	0	0	3	30	176	
TOTALS														926		

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	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	0		00	0.00	0.00	1.48	AC		1.00	1.00	1.00	22,000.00	22,000.00	32,560							