

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,696	100	
FGR	462	55	
FOP	60	30	
USP	555	35	
TOTALS	2,773		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,162	122.8920	140.10	302,896	1994	1994	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017										Heated Area: 1696	HX Base Yr 2017

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			196,882
TOTAL MARKET OB/XF VALUE			1,692
TOTAL LAND VALUE - MARKET			30,580
TOTAL MARKET VALUE			229,154
SOH/AGL Deduction			148,124
ASSESSED VALUE			81,030
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			24,619
TOTAL JUST VALUE			229,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,698
SALE:2:1: 7 LOTS - 7 PRCLS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1508	3/31/2016	WD	U	I	11	100
GRANTOR: COLLEEN KEIP						
GRANTEE: COLLEEN E KEIP TRUS						
1311/1425	3/15/2016	WD	Q	I	01	169,400
GRANTOR: DAVID A LINVILLE & ME						
GRANTEE: COLLEEN KEIP						

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	168.00	UT	1.50	1.50	100	0	0	3	100	252	
2	0296	SHED METAL	0	100	10	120.00	UT	5.00	5.00	100	1994	1994	3	100	600	
3	0252	LEAN-TO W/	0	100	10	120.00	UT	2.00	2.00	100	1994	1994	3	100	240	
4	0040	BARN, POLE	0	100	12	240.00	UT	2.50	2.50	100	1994	1994	3	100	600	
TOTALS															1,692	

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	100		00	0.00	0.00	1.39	AC		1.00	1.00	1.00	22,000.00	22,000.00	30,580							