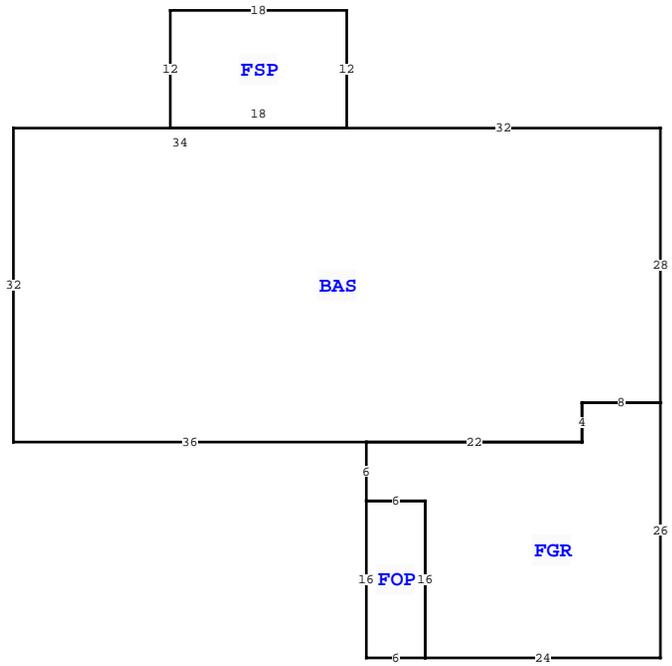


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	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	2,080	100	
FGR	596	55	
FOP	96	30	
FSP	216	40	
TOTALS	2,988		
			2,523
			195,269

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%	- 1995		300,414	1994	1994	0	0	35.00	65.00	Heated Area: 2080 HX Base Yr 1995	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			195,269
TOTAL MARKET OB/XF VALUE			5,612
TOTAL LAND VALUE - MARKET			77,220
TOTAL MARKET VALUE			278,101
SOH/AGL Deduction			114,041
ASSESSED VALUE			164,060
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			107,649
TOTAL JUST VALUE			278,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054700	Electrical Servic		12/17/2025
000054430	Roof Replacement	18,500	11/07/2025
7939	SFR	62,000	12/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/682	5/13/2025	LE	U	I	14	100

GRANTOR: CORBIN ANN M (ENH LIF)  
GRANTEE: LAWTON KAREN (RMDR)  
1508/764 2/15/2024 WD U I 11 100  
GRANTOR: CORBIN ANN M  
GRANTEE: CORBIN ANN M

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2022	MLU

BUILDING NOTES	
BAS= W32 FSP= N12 W18 S12 E18\$ W34 S32 E36 FGR= S6 FOP= S16 E6 N16 W6\$ E6 S16 E24 N26 W8 S4 W22\$ E22 N4 E8 N28\$.	

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	0210	GARAGE U	0	100	24	30	1.00	UT	0.00	100	0	0	3	100	5,000	
2	0166	CONC, PAVMT	0	100	0	0	408.00	UT	1.50	100	0	0	3	100	612	

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	1.95	AC		1.00	1.00	0.80	22,000.00	17,600.00	34,320							
2	0000	C	VAC RES	100		00	0.00	0.00	1.95	AC		1.00	1.00	1.00	22,000.00	22,000.00	42,900							