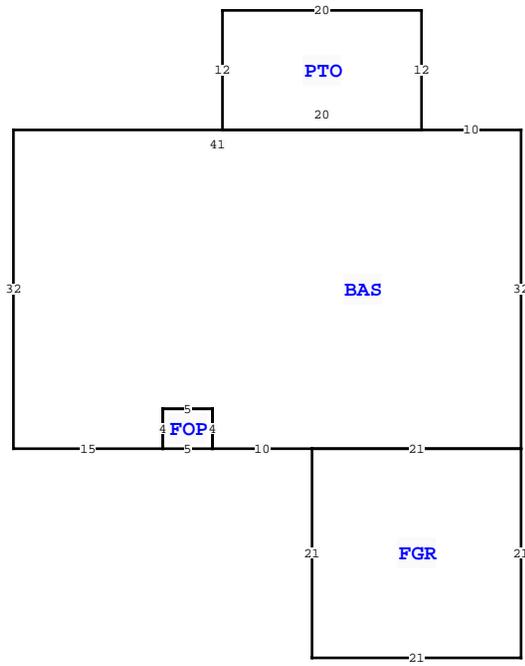


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	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	1,612	100	
FGR	441	55	
FOP	20	30	
PTO	240	5	
TOTALS	2,313		

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%	- 2026		Heated Area: 1612					HX Base Yr 2026	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			199,223
TOTAL MARKET OB/XF VALUE			2,120
TOTAL LAND VALUE - MARKET			48,875
TOTAL MARKET VALUE			250,218
SOH/AGL Deduction			0
ASSESSED VALUE			250,218
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			198,807
TOTAL JUST VALUE			250,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045642	Roof Replacement	16,300	10/07/2022
21870	SFR	490	05/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2031	12/18/2025	WD	Q	I	01	312,000
GRANTOR: EMERY BRIAN A						
GRANTEE: BRAATEN JOHANNAS						
1389/0155	7/15/2019	WD	Q	I	01	199,900
GRANTOR: ROBERT L & MARY FITZG						
GRANTEE: BRIAN A & LISA E EM						

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	510.00	UT	2.00	2.00	100	2004	2004	3	100	1,020		
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000		
3	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100		
TOTALS												2,313					

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	2.50	AC		1.00	1.00	0.85	23,000.00	19,550.00	48,875							