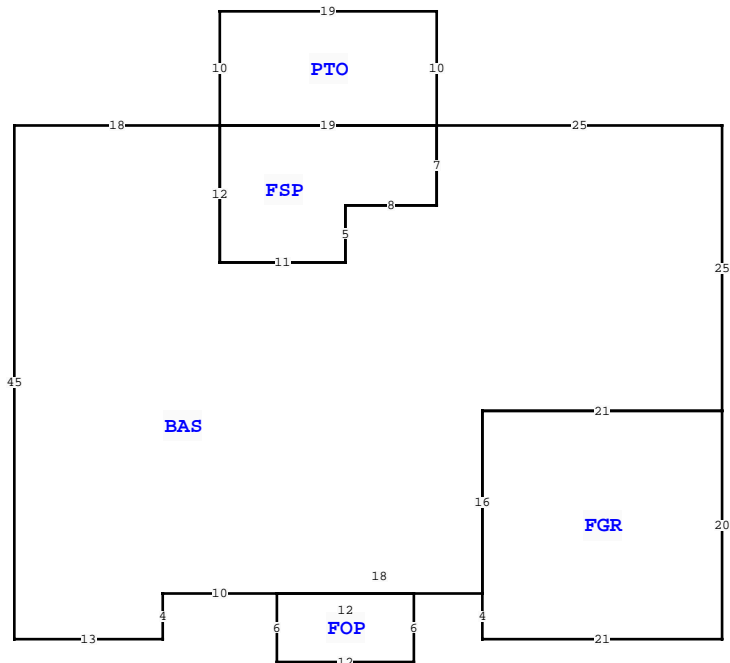


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,070	100	
FGR	420	55	
FOP	72	30	
FSP	188	40	
PTO	190	5	
TOTALS	2,940		

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%	- 2005	127.07	305,985	2000	2000	0	0	25.00	75.00
Heated Area: 2070 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				229,489		
TOTAL MARKET OB/XF VALUE				8,046		
TOTAL LAND VALUE - MARKET				57,500		
TOTAL MARKET VALUE				295,035		
SOH/AGL Deduction				104,513		
ASSESSED VALUE				190,522		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				139,111		
TOTAL JUST VALUE				295,035		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				298,095		
SALE:1:1: LOT 6 REPLAT OF LOT 47						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000055179	Remodel	14,667	03/06/2026			
000043664	Roof Replacement	26,706	02/07/2022			
17073	SFR	345	06/12/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/1919	7/22/2004	WD	Q	I		203,000
GRANTOR: GEPHART						
GRANTEE: ANTHONY & HIROKO WO						
0903/2450	5/26/2000	WD	Q	V		17,000
GRANTOR: STAUDT'S						
GRANTEE: R GEPHART						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W25 PTO= N10 W19 S10 E19\$ FSP= W19 S12 E11 N5 E8 N7\$ S7W8 S5 W11 N12 W18 S45 E13 N4 E10 FOP= S6 E12 N6 W12\$ E18 FGR= S4 E21 N20 W21 S16\$ N16 E21 N25\$.						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000		
2	0166	CONC, PAVMT	0	100	0	2,823.00	UT	2.00	2.00	100	2000	2000	3	100	5,646		
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200		
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200		
TOTALS												2,940		2,408	229,489		

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	1.00	23,000.00	23,000.00	57,500							