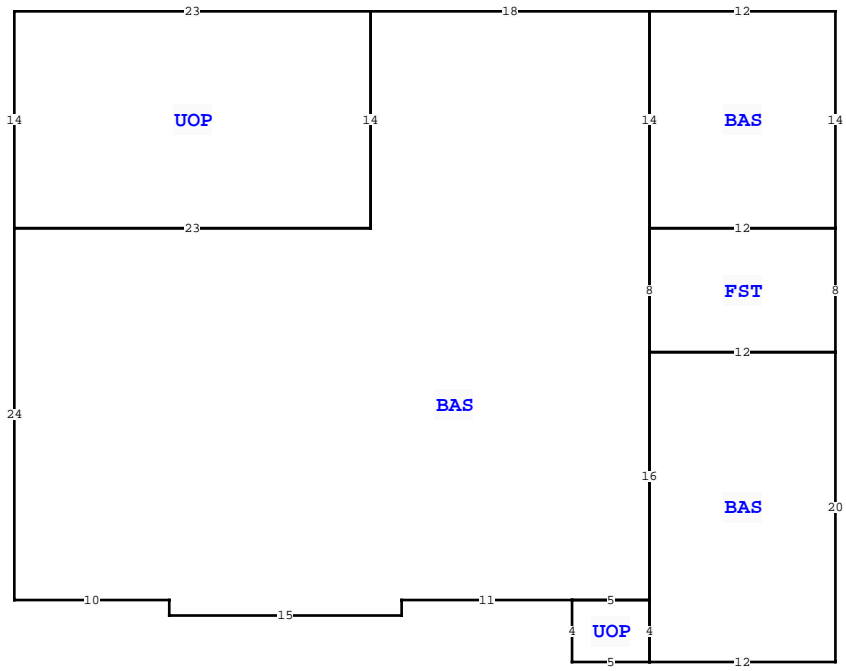




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		1.5	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	06		
NEIGHBORHOOD/LOC	30317.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	13,270
BAS	240	100		240	18,957
BAS	1,251	100		1,251	98,814
FST	96	55		53	4,187
UOP	20	20		4	316
UOP	322	20		64	5,055
TOTALS	2,097			1,780	140,599

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,780	108.5000	121.52	216,306	1963	1963	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1659 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		140,599
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		15,185
TOTAL MARKET VALUE		157,984
SOH/AGL Deduction		27,912
ASSESSED VALUE		130,072
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,661
TOTAL JUST VALUE		157,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/1071	7/20/2001	WD	Q	I	03	100

GRANTOR: DIANE BROSHAR  
GRANTEE: MICHAEL BROSHAR

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W18 UOP= W23 S14 E23 N14\$ S14 W23 S24 E10 S1 E15 N1E11 UOP= S4 E5 N4 W5\$ E5 BAS= S4 E12 N20 W12 S16\$ N16 FST= E12 N8 W12 S8\$ N8 BAS= E12 N14 W12 S14\$ N14\$.	

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	0	1.00	UT	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	1993	1993	3	100	400	
TOTAL OB/XF 2,200																

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		*RSF-2	0.00	0.00	10,123.30	SF		1.00	1.00	1.00	1.50	1.50	15,185							