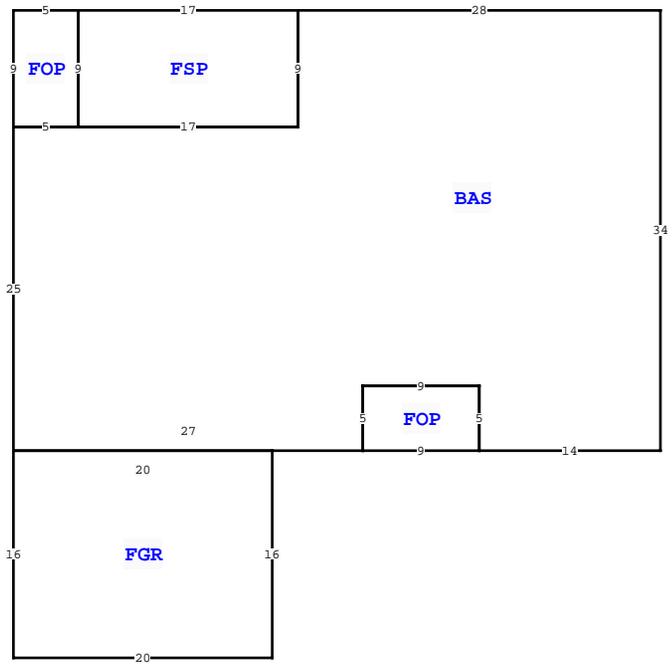


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	08 WD OR PLY 60				
Exterior Wall	19 COMMON BRK 40				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	06 VINYL ASB 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	31317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100		1,457	116,108
FGR	320	55		176	14,026
FOP	45	30		14	1,115
FOP	45	30		14	1,115
FSP	153	40		61	4,861
TOTALS	2,020			1,722	137,226

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,722	109.4660	122.60	211,117	1986	1986	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1457 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,226
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		15,008
TOTAL MARKET VALUE		154,834
SOH/AGL Deduction		0
ASSESSED VALUE		154,834
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		154,834
TOTAL JUST VALUE		154,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,834

SALE:1:1: LOT 6 & E 25 FT LOT 7 BLOCK 3 GWEN LAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047078	Roof Replacement	14,720	04/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1939	11/07/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEY B)						
GRANTEE: ANSLEY MARIAN ELIZA						
1560/772	7/16/2025	WD	U	I	11	100
GRANTOR: LEY JOHN LOVICK III						
GRANTEE: ANSLEY MARIAN ELIZA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W28 FSP= W17 S9 E17 N9S\$9 W17 FOP= N9 W5 S9 E5\$ W5 S25 FGR= S16 E20 N16 W20 \$ E27FOP= E9 N5 W9 S5\$ N5 E9 S5 E14 N34\$.	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

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	0		*RSF-2	0.00	0.00	15,798.23	SF		1.00	1.00	1.00	0.95	0.95	15,008							