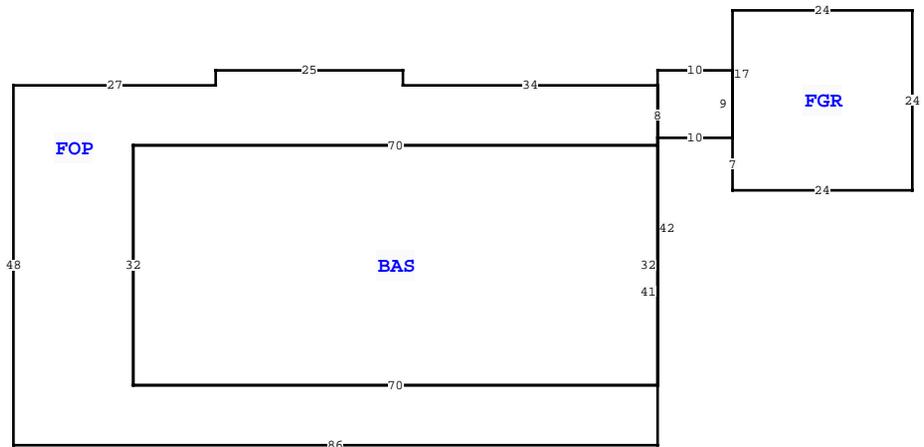




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	31417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100		2,240	235,607
FGR	576	55		317	33,343
FOP	2,028	30		608	63,950
TOTALS	4,844			3,165	332,900

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	2000									Heated Area: 2240	HX Base Yr 2025



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	332,900		
TOTAL MARKET OB/XF VALUE	41,783		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	459,683		
SOH/AGL Deduction	181,286		
ASSESSED VALUE	278,397		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	226,986		
TOTAL JUST VALUE	459,683		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	449,625		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047502	Swimming Pool and	65,000	06/20/2023
000046849	Roof Replacement	16,000	03/28/2023
000044638	Mobile Home		06/08/2022
24686	SFR	683	06/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1280	12/31/2024	WD	U	I	11	100
GRANTOR: MCFATTER KALI HUNTER						
GRANTEE: HUNTER MICHAEL STEP						
1516/671	3/30/2024	WD	U	I	11	100
GRANTOR: HUNTER MICHAEL STEPHE						
GRANTEE: MCFATTER KALI HUNTE						

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	0296	SHED METAL	0 100	10 12	120.00	UT	5.00	5.00	60	1994	1994	3	60	360	
2	0297	SHED CONCR	0 100	10 12	120.00	UT	7.50	7.50	60	1994	1994	3	60	540	
3	0070	CARPORT UF	0 100	18 20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
4	0296	SHED METAL	0 100	10 12	120.00	UT	5.00	5.00	60	1993	1993	3	60	360	
5	0070	CARPORT UF	0 100	18 20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
6	0070	CARPORT UF	0 100	0 0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	0120	CLFENCE 4	0 100	0 0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
8	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
9	0280	POOL R/CON	0 100	15 28	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
10	0166	CONC, PAVMT	0 100	21 35	315.00	UT	3.00	3.00	100	2024	2023		100	945	

TOTAL OB/XF													
41,783													
BLD DATE		LGL DATE		04/22/2026	MLU								
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W70 S32 E70 N32\$ FOP= N8 W34 N2 W25 S2 W27 S48 E86 N41 E10 FGR= S7 E24 N24 W24 S17\$ N9 W10 S42 W70 N32 E70\$.													

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		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	85,000							