

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,874	100	
FDC	320	35	
FDU	960	60	
FGR	578	55	
FOP	149	30	
FOP	192	30	
FOP	344	30	
PTO	700	5	
TOTALS	5,117		

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%	2004		450,922	2003	2003	0	0	22.00	78.00

Heated Area: 1874 HX Base Yr 2004

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			374,733
TOTAL MARKET OB/XF VALUE			4,798
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			436,756
SOH/AGL Deduction			146,189
ASSESSED VALUE			290,567
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			239,156
TOTAL JUST VALUE			489,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18844	SFR	334	10/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0935/2072	9/24/2001	QC	Q	V	01	100

GRANTOR: KAY ELLEN RICHARDSON
GRANTEE: TILLMAN PETER RICHARDSON
0860/2039 6/12/1998 WD Q V 24,500
GRANTOR: SOUTHLAND TIMBER CO
GRANTEE: RICHARDSON

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,049.00	UT	2.00	2.00	100	2003	2003	3	100	2,098	
3	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	0040	BARN, POLE	0	100	0	240.00	UT	2.50	2.50	100	2003	2003	3	100	600	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION												TOTAL OB/XF				4,798								
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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

