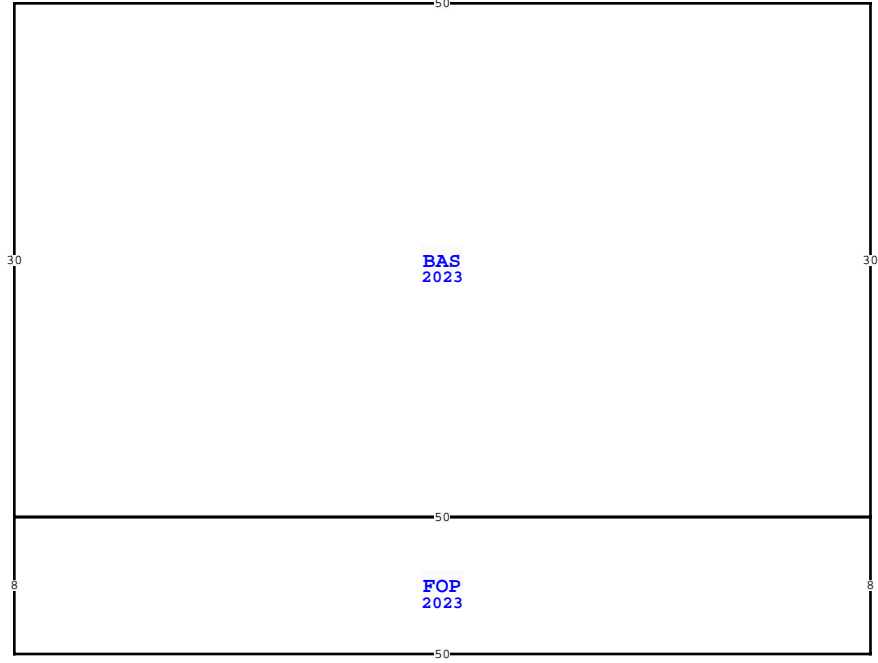




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
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	32417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	2023
FOP	400	30	2023
TOTALS	1,900		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/BARND	100%	- 2023		152,685	2022	2022	0	0	3.75	96.25
				Heated Area: 1500			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,959
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			9,950
TOTAL MARKET VALUE			157,509
SOH/AGL Deduction			12,099
ASSESSED VALUE			145,410
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			93,999
TOTAL JUST VALUE			157,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42641			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/521	7/11/2022	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN L						
GRANTEE: BEDENBAUGH COLBY LA						
1441/1541	6/30/2021	WD	U	V	11	100
GRANTOR: BEDENBAUGH KEVIN L						
GRANTEE: BEDENBAUGH COLBY L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	10	20	200.00	UT	3.00	100	2023

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=21,27] E50 S30 W50 N30 \$											
FOP=[YR=2023;ORIG=21,57] E50 S8 W50 N8 \$											

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	DPHT 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					1.99	AC		1.00	1.00	1.00	5,000.00	5,000.00	9,950							