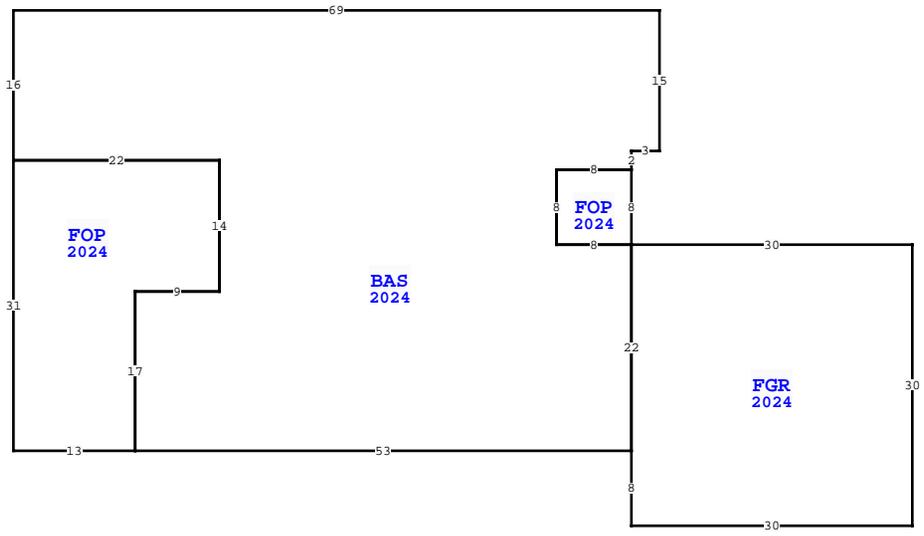


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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	2,554	100	2024
FGR	900	55	2024
FOP	64	30	2024
FOP	529	30	2024
TOTALS	4,047		

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%	- 2024		Heated Area: 2554							HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			409,981
TOTAL MARKET OB/XF VALUE			62,840
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			537,821
SOH/AGL Deduction			50,038
ASSESSED VALUE			487,783
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			436,372
TOTAL JUST VALUE			537,821
NCON VALUE			59,780
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050402	Screen Enclosure	23,000	07/19/2024
000049827	Swimming Pool and	83,740	05/15/2024
000046869	New Residential C	530,000	03/30/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1690	6/02/2022	WD	U	V	37	82,000
GRANTOR: LIQUID PROPERTY GROUP						
GRANTEE: FOXX RONNIE						
1468/1678	6/02/2022	WD	U	V	37	56,000
GRANTOR: THE SAINI FAMILY LIVI						
GRANTEE: LIQUID PROPERTY GRO						

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	0	0	1,020.00	UT	3.00			100	3,060	
2	0280	POOL R/CON	0	100	0	0	0	0	542.00	UT	70.00			98	37,181	
3	0080	DECKING	0	100	0	0	0	0	821.00	UT	5.50			100	4,516	
4	0282	POOL ENCL	0	100	47	27	0	0	1,269.00	UT	15.00			95	18,083	

TOTAL OB/XF												
62,840												

BUILDING NOTES						
BAS=[YR=2024;ORIG=60,10] S16 E22 S14 W9 S17 E53 N22 W8 N8 E8 N2 E3 N15 W69 \$						
FGR=[YR=2024;ORIG=126,35] S22 S8 E30 N30 W30 \$						
FOP=[YR=2024;ORIG=60,26] S31 E13 N17 E9 N14 W22 \$						
FOP=[YR=2024;ORIG=118,27] S8 E8 N8 W8 \$						

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							