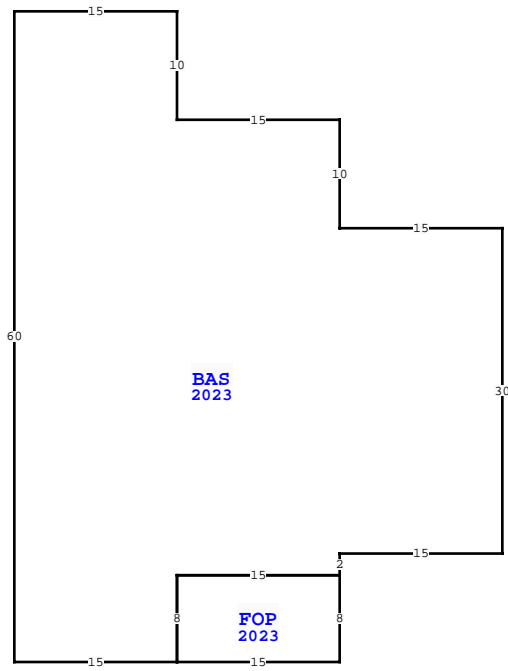




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 50 |
| Interior Floor | 14 | CARPET | 50 |
| 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 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 | IMPROVED | AG |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 1418.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,980 | 100 | 2023 |
| FOP | 120 | 35 | 2023 |
| TOTALS | 2,100 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|---------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MODULAR | 2 | 100% | - | 2023 | | | | | | |
| Heated Area: 1980 | | | | | | 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 | | 217,062 | |
| TOTAL MARKET OB/XF VALUE | | 7,000 | |
| TOTAL LAND VALUE - MARKET | | 57,680 | |
| TOTAL MARKET VALUE | | 234,542 | |
| SOH/AGL Deduction | | 49,916 | |
| ASSESSED VALUE | | 184,626 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 133,215 | |
| TOTAL JUST VALUE | | 281,742 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 286,311 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-----|------------|
| 000043323 | Modular Building | | 12/07/2021 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1303/0048 | 10/22/2015 | WD | Q | I | 01 | 90,000 |
| GRANTOR: GENE S & LISA G SPAUL | | | | | | |
| GRANTEE: COBY D & MARIA E FI | | | | | | |
| 1193/1426 | 4/28/2010 | WD | Q | I | 01 | 75,000 |
| GRANTOR: JOYNCE ANN TYRE | | | | | | |
| GRANTEE: GENE S & LISA G SPA | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | 2023 |

| TOTAL OB/XF | | | | | | | | | | | | 7,000 | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|-------|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | | | | |
| 1 | 0200 | C | MBL HM | 100 | | | | | 1.49 | AC | 1.00 | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 9.00 | AC | 1.00 | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 4.50 | AC | 1.00 | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 14.99 | AC | 1.00 | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=0,-20] W15 N10 W15 N10 W15 S60 E15 N8 E15 N2 E15 N30 \$ | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=-30,12] E15 S8 W15 N8 \$ | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=0,-20] W15 N10 W15 N10 W15 S60 E15 N8 E15 N2 E15 N30 \$ | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=-30,12] E15 S8 W15 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0200 | C | MBL HM | 100 | | | | | 1.49 | AC | 1.00 | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 5,215 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 9.00 | AC | 1.00 | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 4,005 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 4.50 | AC | 1.00 | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,260 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 14.99 | AC | 1.00 | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 52,465 | | | | | | | |