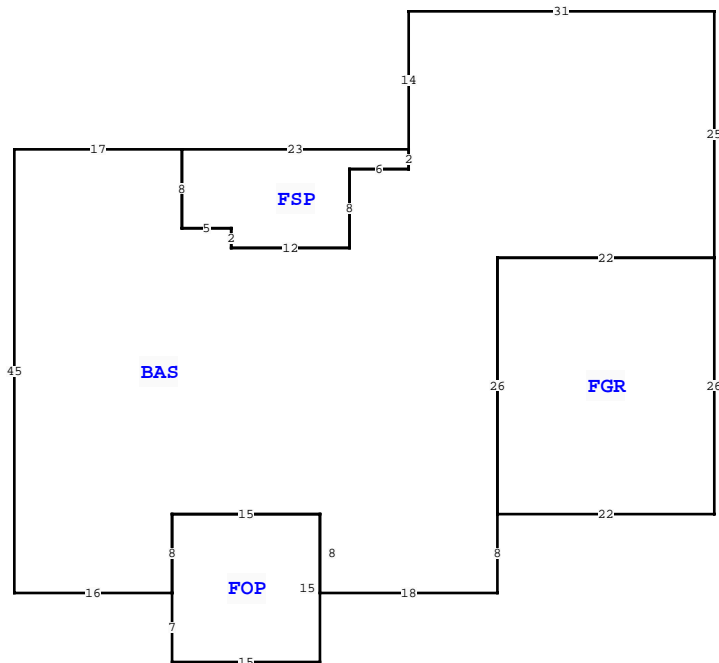


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,589	100
FGR	572	55
FOP	225	30
FSP	172	40
TOTALS	3,558	
TOTALS		3,041
TOTALS		308,738

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%	- 2020								
Heated Area: 2589						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			308,738
TOTAL MARKET OB/XF VALUE			23,469
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			367,207
SOH/AGL Deduction			112,784
ASSESSED VALUE			254,423
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			203,012
TOTAL JUST VALUE			367,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,560
SALE:1:1: LOT 4, BLOCK A, CYPRESS LAKE S/D			
PERMIT NUM			
DESCRIPTION			
AMT			
ISSUED			
26013	POOL ENCL	90	07/11/2007
25883	POOL	150	06/04/2007
24976	REMODEL	200	09/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1334	7/30/2019	WD Q	Q	I	01	385,000
GRANTOR: PHILIP J JR & SARAI C						
GRANTEE: BRYAN H & CASSANDRA						
1095/1716	9/01/2006	WD Q	Q	I		300,000
GRANTOR: JANIS WATSON						
GRANTEE: PHILIP J & SARAI C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0166	CONC, PAVMT	0	100	21	21	441.00	UT	2.50	2.50	100
3	0166	CONC, PAVMT	0	100	11	309	3,399.00	UT	1.00	1.00	100
4	0280	POOL R/CON	0	100	0	0	266.00	UT	70.00	70.00	100
5	0282	POOL ENCL	0	100	32	36	1,152.00	UT	15.00	15.00	100

TOTAL OB/XF											
23,469											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING DIMENSIONS											
BAS= W31 S14 FSP= W23 S8 E5 S2 E12 N8 E6 N2\$ S2 W6 S8 W12 N2 W5N8W17 S45 E16 FOP= N8 E15 S15W15 N7\$N8 E15 S8 E18 N8 FGR= N26 E22 S26 W22\$ N26 E22 N25\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00