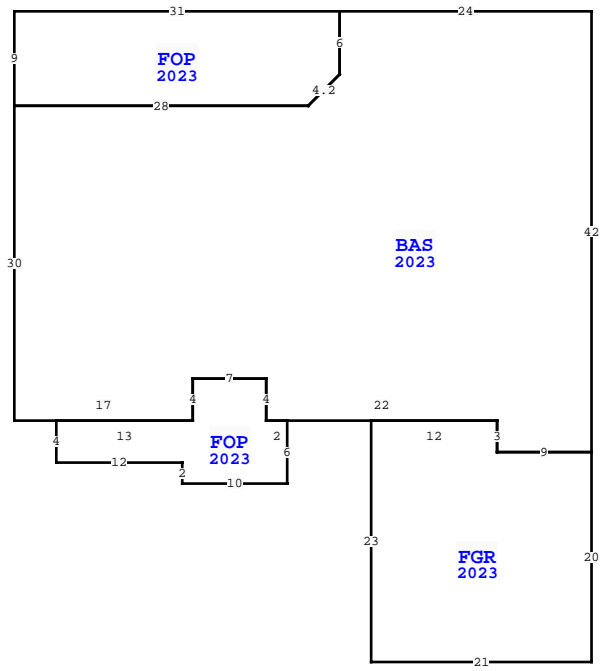


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Exterior Wall	00		N/A	0	
Roof Structure	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LAM/VNLPLK	100	
Interior Floor	00		N/A	0	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	01		NONE	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	06	
NEIGHBORHOOD/LOC	33316.030		1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2023	1,870	262,507
FGR	456	55	2023	251	35,235
FOP	136	30	2023	41	5,756
FOP	275	30	2023	82	11,511
TOTALS	2,737			2,244	315,009

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,244	117.4635	144.72	324,752	2022	2022	0	0	3.00	97.00
1 SINGLE FAM			100% - 2023	Heated Area: 1870		HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,009	
TOTAL MARKET OB/XF VALUE		5,434	
TOTAL LAND VALUE - MARKET		26,400	
TOTAL MARKET VALUE		346,843	
SOH/AGL Deduction		9,217	
ASSESSED VALUE		337,626	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		286,215	
TOTAL JUST VALUE		346,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043768	New Residential C	320,000	02/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/232	7/27/2022	WD Q	Q	I	01	398,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: TRAN THANH BE						
1408/1607	3/18/2020	WD U	V	30		100
GRANTOR: GARY P SORENSEN						
GRANTEE: SORENSEN & SMITH LL						

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	580.00	UT	3.30	3.30	100	2023	2022		100	1,914	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/24/2023	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=10,-20] W24 S6 D3L3 W28 S30 E17 N4 E7 S4 E22 S3 E9 N42 \$
FGR=[YR=2023;ORIG=10,22] W9 N3 W12 S23 E21 N20 \$
FOP=[YR=2023;ORIG=-14,-20] W31 S9 E28 U3R3 N6 \$
FOP=[YR=2023;ORIG=-21,15] W7 S4 W13 S4 E12 S2 E10 N6 W2 N4 \$

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							