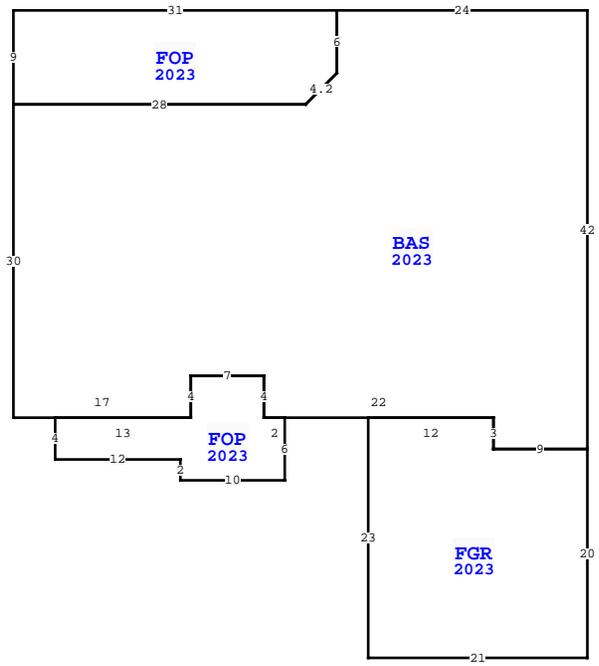


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
BAS	1,870	100	2023
FGR	456	55	2023
FOP	136	30	2023
FOP	275	30	2023
TOTALS	2,737		

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
1	0166	CONC, PAVMT	0	100	0	580.00	UT	3.30	3.30	100	2023
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,520.00	3,520.00	100	2023

TOTAL OB/XF											
5,434											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/24/2023			MLU					

BUILDING NOTES											
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 \$											

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											
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