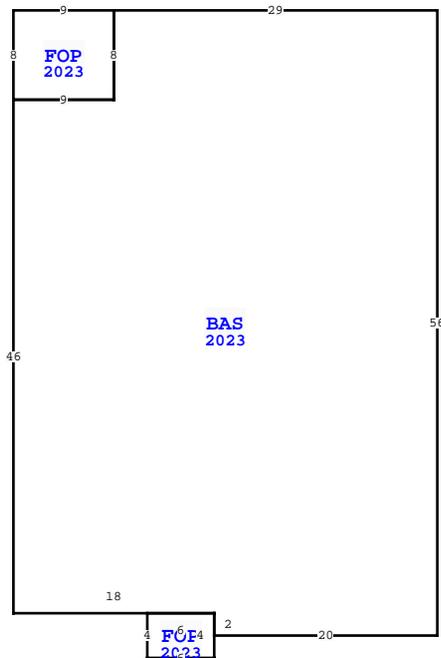


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.04	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,020	100
FOP	24	30
FOP	72	30
TOTALS	2,116	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,049	108.6400	121.68	249,322	2022	2022	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2020 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		241,842	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		270,442	
SOH/AGL Deduction		69,144	
ASSESSED VALUE		201,298	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		99,887	
TOTAL JUST VALUE		270,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043200	New Residential C	160,000	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1136	7/14/2022	WD Q	Q	I	01	289,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: PARNELL BRENDA						
1448/2164	9/27/2021	WD Q	V	05		1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

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			600.00	UT	3.00	2022		100	1,800	
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	2,800.00	2022		100	2,800	

TOTAL OB/XF													
4,600													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=10,-20] W29 S8 W9 S46 E18 S2 E20 N56 \$													
FOP=[YR=2023;ORIG=-28,-20] E9 S8 W9 N8 \$													
FOP=[YR=2023;ORIG=-16,34] E6 S4 W6 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	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	24,000.00	24,000.00	24,000							