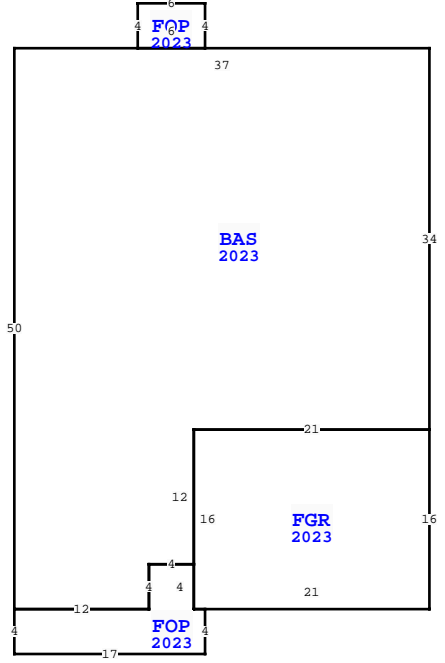


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	YEAR
BAS	1,498	100	2023
FGR	336	55	2023
FOP	24	30	2023
FOP	84	30	2023
TOTALS	1,942		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,715	111.7200	125.13	214,598	2022	2022	0	0	0	3.00	97.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1498 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		208,160	
TOTAL MARKET OB/XF VALUE		4,400	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		236,560	
SOH/AGL Deduction		0	
ASSESSED VALUE		236,560	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		236,560	
TOTAL JUST VALUE		236,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043210	New Residential C	139,800	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/610	8/30/2022	WD Q	Q	I	01	273,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: WALDRIP JAMES						
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	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=90,19] W37 S50 E12 N4 E4 N12 E21 N34 \$			
FGR=[YR=2023;ORIG=90,53] W21 S16 E21 N16 \$			
FOP=[YR=2023;ORIG=69,65] W4 S4 W12 S4 E17 N4 W1 N4 \$			
POP=[YR=2023;ORIG=64,15] E6 S4 W6 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							