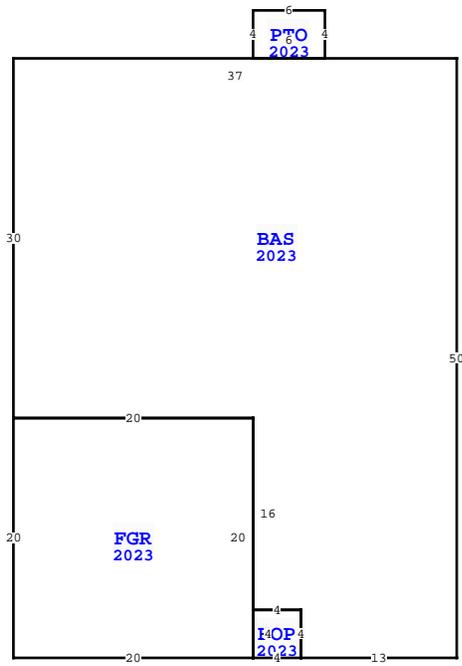




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LAM/VNLPLK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	2023	1,434	178,713
FGR	400	55	2023	220	27,418
FOP	16	30	2023	5	623
PTO	24	5	2023	1	124
TOTALS	1,874			1,660	206,879

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,660	112.7000	128.48	213,277	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1434 HX Base Yr												



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	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			206,879
TOTAL MARKET OB/XF VALUE			1,260
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			232,139
SOH/AGL Deduction			0
ASSESSED VALUE			232,139
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			232,139
TOTAL JUST VALUE			232,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043221	New Residential C	139,800	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/88	3/28/2025	WD Q	Q	I	01	290,000
GRANTOR: SHAH PURU						
GRANTEE: TRAN TAI VAN						
1481/440	12/09/2022	WD Q	Q	I	01	215,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: SHAH PURU						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=10,10] S30 E20 S16 E4 S4 E13 N50 W37 \$	
FGR=[YR=2023;ORIG=10,40] S20 E20 N20 W20 \$	
FOP=[YR=2023;ORIG=30,56] S4 E4 N4 W4 \$	
PTO=[YR=2023;ORIG=30,6] S4 E6 N4 W6 \$	