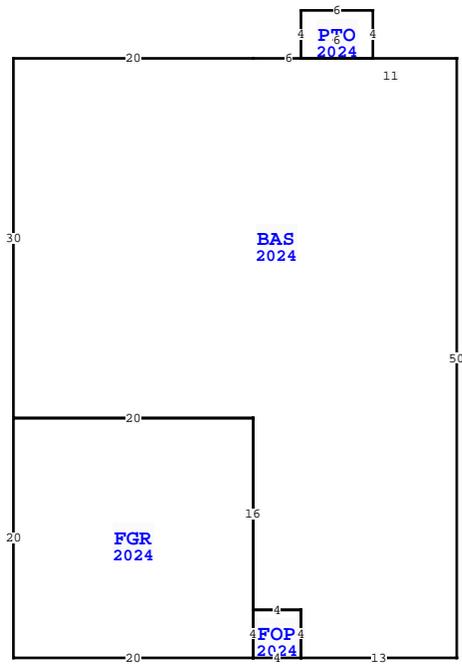


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,434	100	2024
FGR	400	55	2024
FOP	16	30	2024
PTO	24	5	2024
TOTALS	1,874		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024		130.71	216,979	2023	2023	0	0	2.00	98.00
Heated Area: 1434						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			212,639
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			238,079
SOH/AGL Deduction			0
ASSESSED VALUE			238,079
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			186,668
TOTAL JUST VALUE			238,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044068	New Residential C	139,800	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2545	6/13/2023	WD Q	Q	I	01	270,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: BEDENBAUGH KRISTA						
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
1	0166	CONC, PAVMT	0	100	0	0			3.00	100	2024

TOTAL OB/XF												1,440				
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			3.00	100	2024	2023		100	1,440	

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

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=70,10] S30 E20 S16 E4 S4 E13 N50 W11 W6 W20 \$											
FGR=[YR=2024;ORIG=70,40] S20 E20 N4 N16 W20 \$											
FOP=[YR=2024;ORIG=90,56] S4 E4 N4 W4 \$											
PTO=[YR=2024;ORIG=94,6] 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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							