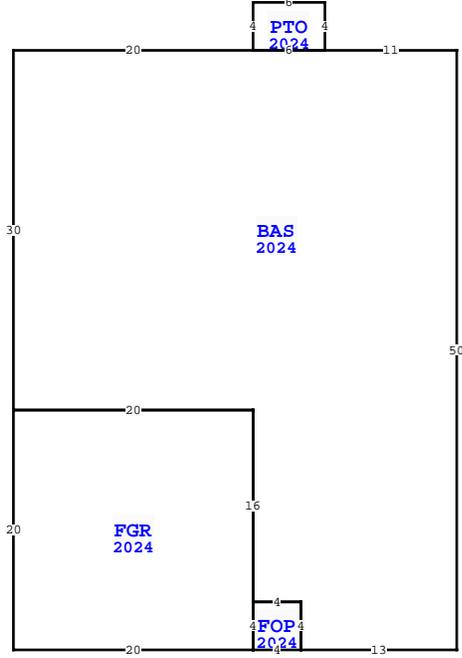


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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%	- 2026	130.71	216,979	2023	2023	0	0	2.00	98.00	
			Heated Area: 1434			HX Base Yr 2026						



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
000044063	New Residential C	139,800	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/579	10/01/2023	WD Q	Q	I	01	268,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: HARDEN EMORY						
1448/2164	9/27/2021	WD Q	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			3.00	100	2024	2023		100	1,440	

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

BUILDING NOTES	
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=90,10] N4 E6 S4 W6 \$	

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								