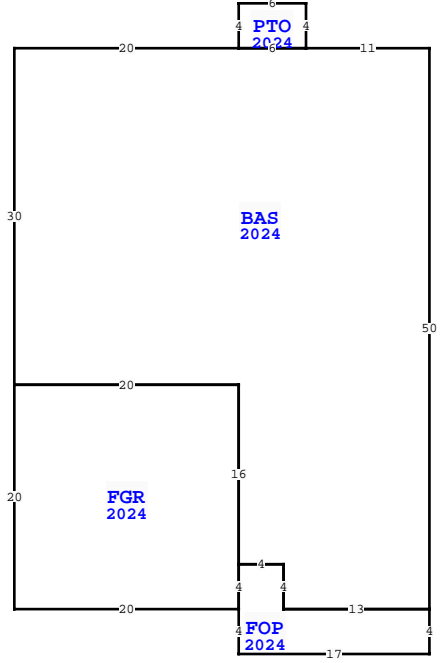


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	84	30	2024
PTO	24	5	2024
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	1,680	114.6600	128.42	215,746	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1434 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			211,431
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			242,931
SOH/AGL Deduction			0
ASSESSED VALUE			242,931
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			242,931
TOTAL JUST VALUE			242,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044059	New Residential C	139,800	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/829	3/17/2026	WD Q	Q	I	01	295,000

GRANTOR: WHITE KAREN ELISSE
GRANTEE: HUNTER DAYLON MORGAN
1487/1441 3/29/2023 WD Q I 01 260,000
GRANTOR: WJHFL LLC, D/B/A WJH
GRANTEE: WHITE KAREN ELISSE

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
1	0166	CONC, PAVMT	0	0	0	0		3.00	100	2024	2023	100

TOTAL OB/XF												
1,500												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=60,11] S30 E20 S16 E4 S4 E13 N50 W11 W6 W20 \$												
FGR=[YR=2024;ORIG=60,41] S20 E20 N4 N16 W20 \$												
FOP=[YR=2024;ORIG=80,57] S4 S4 E17 N4 W13 N4 W4 \$												
PTO=[YR=2024;ORIG=80,7] S4 E6 N4 W6 \$												

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00