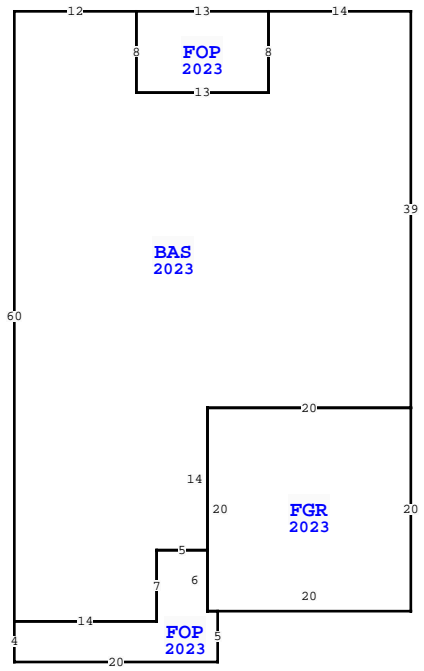


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	1,781	100	2023
FGR	400	55	2023
FOP	104	30	2023
FOP	116	30	2023
TOTALS	2,401		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,067	106.0000	118.72	245,394	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1781 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		238,032	
TOTAL MARKET OB/XF VALUE		5,120	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		267,152	
SOH/AGL Deduction		0	
ASSESSED VALUE		267,152	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		267,152	
TOTAL JUST VALUE		267,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42784	SFR		09/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2256	6/23/2022	WD Q	Q	I	01	305,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: TRAN HOANG LONG						
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	0	16	40	UT	3.00	3.00	100	2023	2022		100	1,920	
2	0169	FENCE/WOOD	0	0	0	0	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=90,20] W14 S8 W13 N8 W12 S60 E14 N7 E5 N14 E20 N39 \$												
FGR=[YR=2023;ORIG=70,59] E20 S20 W20 N20 \$												
FOP=[YR=2023;ORIG=63,20] E13 S8 W13 N8 \$												
FOP=[YR=2023;ORIG=70,73] W5 S7 W14 S4 E20 N5 W1 N6 \$												

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								