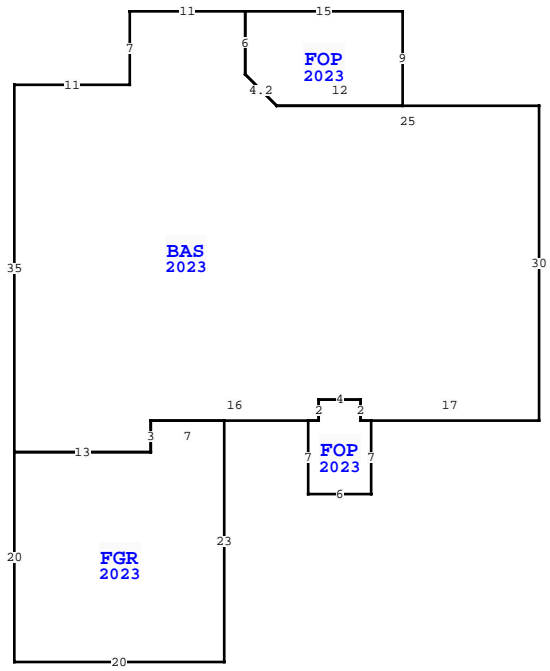


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,657	100	2023
FGR	421	55	2023
FOP	50	30	2023
FOP	131	30	2023
TOTALS	2,259		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,943	112.8600	126.40	245,595	2022	2022	0	0	0	3.00	97.00
1 SINGLE FAM			0% - 2023	Heated Area: 1657			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			238,227
TOTAL MARKET OB/XF VALUE			4,736
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			266,963
SOH/AGL Deduction			0
ASSESSED VALUE			266,963
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			266,963
TOTAL JUST VALUE			266,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043292	New Residential C	230,000	12/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/369	6/15/2022	WD P		I	98	268,300
GRANTOR: GSMS DEVELOPERS, INC						
GRANTEE: BAILEY BRENNAN						
1469/1807	6/15/2022	WD U	V		11	100
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: BAILEY BRENNAN						

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	510.00	UT	3.00	3.00	100	2023	2022		100	1,530	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	3,206.00	3,206.00	100	2023	2022		100	3,206	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=111,10] W25 U3L3 N6 W11 S7 W11 S35 E13 N3 E16 N2 E4 S2 E17 N30 \$	
FGR=[YR=2023;ORIG=81,40] W7 S3 W13 S20 E20 N23 \$	
FOP=[YR=2023;ORIG=98,10] N9 W15 S6 D3R3 E12 \$	
FOP=[YR=2023;ORIG=94,38] W4 S2 W1 S7 E6 N7 W1 N2 \$	

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								