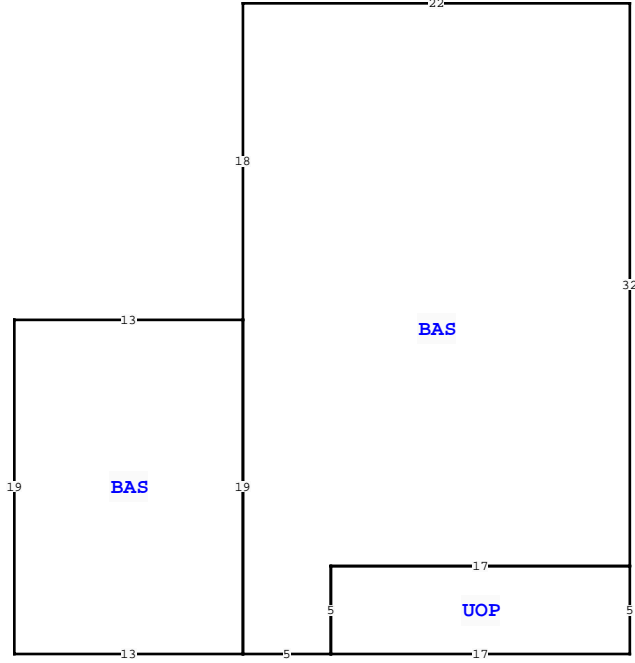


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	247	100	
BAS	729	100	
UOP	85	20	
TOTALS	1,061		993

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2024	98.71	98,019	1955	1955	10	0	15	35.00	40.00
				Heated Area: 976								
					HX Base Yr 2024							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			39,208
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			4,375
TOTAL MARKET VALUE			43,583
SOH/AGL Deduction			115
ASSESSED VALUE			43,468
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			18,468
TOTAL JUST VALUE			43,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0000	ADDN SFR	50	08/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/541	6/09/2023	WD	Q	I	01	48,000
GRANTOR: PHARR DAVID & DEBORAH						
GRANTEE: DIXON RONNIE						
1400/1389	10/23/2019	WD	U	I	11	100
GRANTOR: DAVID B & DEBORAH C P						
GRANTEE: DAVID & DEBORAH PHA						

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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W22 S18 BAS= W13 S19 E13 N19\$ S19 E5 UOP= E17 N5 W17 S5\$ N5 E17 N32\$.												

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	DPHT 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		RSF/MR	70.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.50	0.50	4,375								