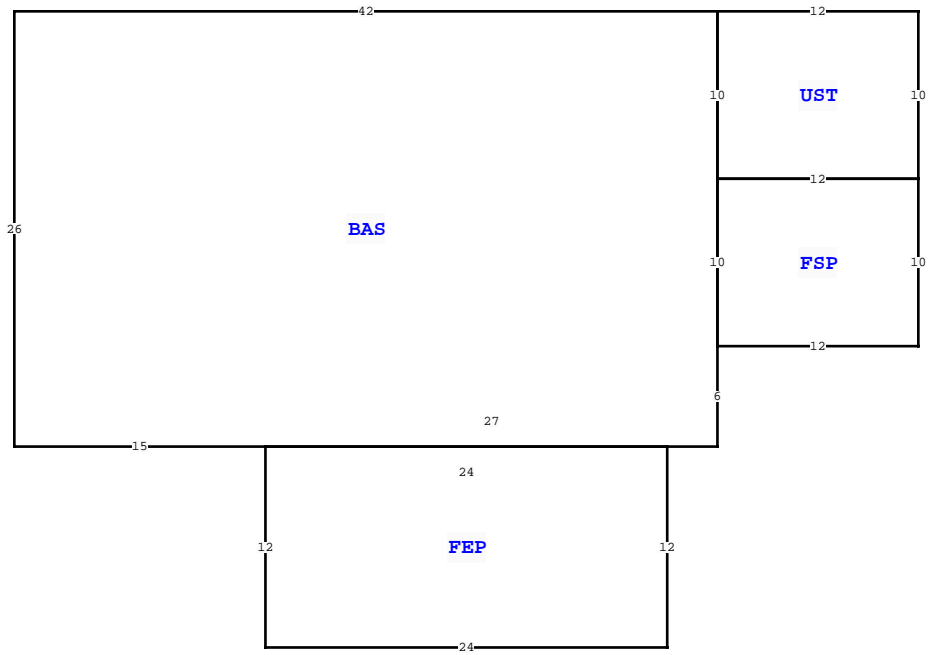


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	01 NONE 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,424	80.7200	90.41	128,744	1991	1991	10	0	20	35.00	35.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1092 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	34,555
FEP	288	80		230	7,278
FSP	120	40		48	1,519
UST	120	45		54	1,709
TOTALS	1,620			1,424	45,060

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	0169	FENCE/WOOD	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION																								
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	0		RSF/ME	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		45,060	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		8,300	
TOTAL MARKET VALUE		53,960	
SOH/AGL Deduction		0	
ASSESSED VALUE		53,960	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		53,960	
TOTAL JUST VALUE		53,960	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052643	Roof Replacement	8,800	03/19/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/479	7/09/2024	WD Q	Q	I	01	60,000
GRANTOR: JSS INVESTMENT GROUP						
GRANTEE: GRIFFIN AVE INVESTM						
1508/2293	2/20/2024	WD Q	Q	I	01	30,000
GRANTOR: MCSHANE PATRICK						
GRANTEE: JSS INVESTMENT GROU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W42 S26 E15 E27 N6 N10 N10 \$
FEP=[ORIG=-27,26] S12 E24 N12 W24 \$
FSP=[ORIG=0,20] E12 N10 W12 S10 \$
UST=[ORIG=0,10] E12 N10 W12 S10 \$

TOTAL OB/XF 600																								
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	0		RSF/ME	100.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							