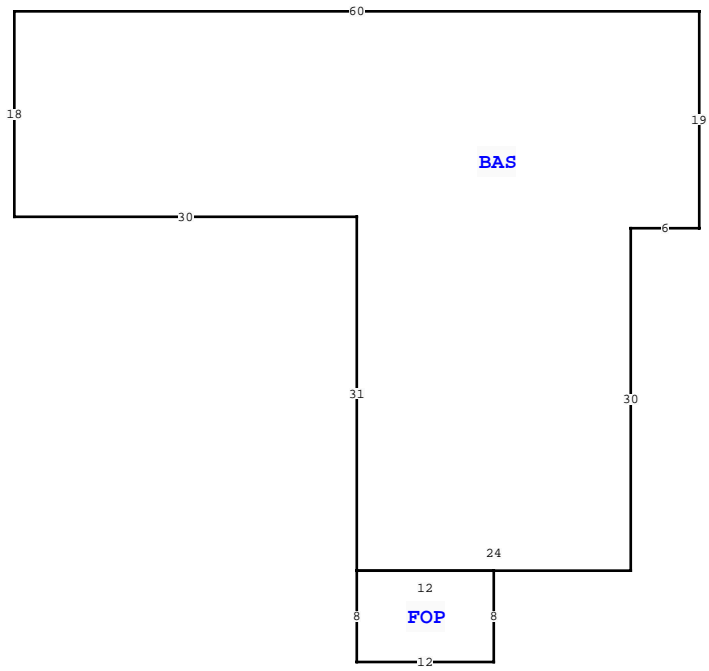


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,830	100	
FOP	96	30	
TOTALS	1,926		
TOTALS		1,859	103,227

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
				Heated Area: 1830			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		103,227	
TOTAL MARKET OB/XF VALUE		1,750	
TOTAL LAND VALUE - MARKET		12,450	
TOTAL MARKET VALUE		117,427	
SOH/AGL Deduction		34,008	
ASSESSED VALUE		83,419	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		32,008	
TOTAL JUST VALUE		117,427	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,427	
LAND:1:1: 21,000SF=1 ADJ ASSESSED LOT(4 PLATTED LO			
SALE:1:1: CERTIFICATE OF TITLE (RURAL HOUSING TRUS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2431	2/22/2016	QC	U	I	11	13,600
GRANTOR: MAGNOLIA REAL ESTATE						
GRANTEE: ALBERT W STEPHENS J						
1305/1880	12/10/2015	TD	U	I	18	13,600
GRANTOR: CLERK OF COURT (BELLF						
GRANTEE: MAGNOLIA REAL ESTAT						

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	0296	SHED METAL	0	100	16	35	1.00	UT	0.00	100	0	0	3	100	800	
2	0070	CARPORT UF	0	100	16	12	1.00	UT	0.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	50	

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	100		RSF/ME	00.00	210.00	1.00	LT		1.00	1.00	1.50	8,300.00	12,450.00	12,450							