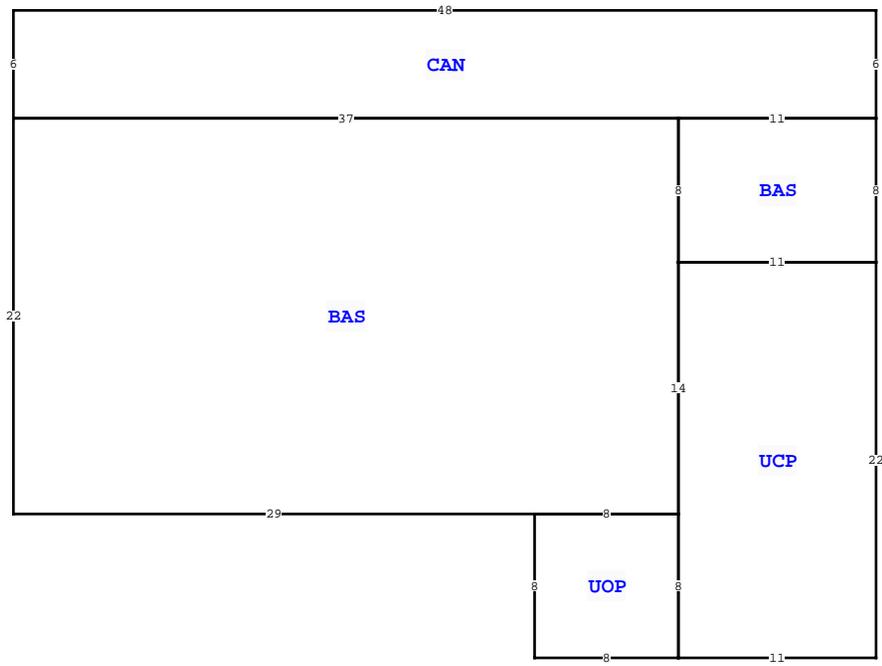


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	7200 PRVT SCHL/DAY CARE		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.150 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	88	100	
BAS	814	100	
CAN	288	30	
UCP	242	20	
UOP	64	20	
TOTALS	1,496		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0700	04	1,049	87.3180	61.12	64,115	1955	2015	0	0	8.00	92.00
1 DAY CARE 0% - 2025 Heated Area: 902 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		VALUATION SUMMARY	
Tax Group: 2	STANDARD		
BUILDING MARKET VALUE	58,986	Tax Dist:	
TOTAL MARKET OB/XF VALUE	2,008		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	79,494		
SOH/AGL Deduction	0		
ASSESSED VALUE	79,494		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	79,494		
TOTAL JUST VALUE	79,494		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	76,730		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8783	COMMERCIAL	80,000	08/26/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/135	5/21/2024	WD Q	Q	I	05	1,739,700
GRANTOR: FAB ACQUISITIONS, INC						
GRANTEE: WANG FAMILY TRUST D						
1476/1864	9/30/2022	WD Q	Q	I	05	356,700
GRANTOR: GHANCHI ISMAILBHAH						
GRANTEE: FAB ACQUISITIONS, I						

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	24	28	672.00	UT	1.50	1.50	100	0	3	100	1,008	
2	0294	SHED WOOD/	0	0	9	12	1.00	UT	0.00	0.00	100	1999	1999	3	500	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W37 S22 E29 UOP= S8 E8 N8 W8\$ E8 UCP= S8 E11 N22 W11S14\$ N14 BAS= E11 N8 W11 S8\$ N8\$ CAN= E11 N6 W48 S6 E37\$.	

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	7200	C	SCHOOL PRI	0		RSF-2100.00	150.00		1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							