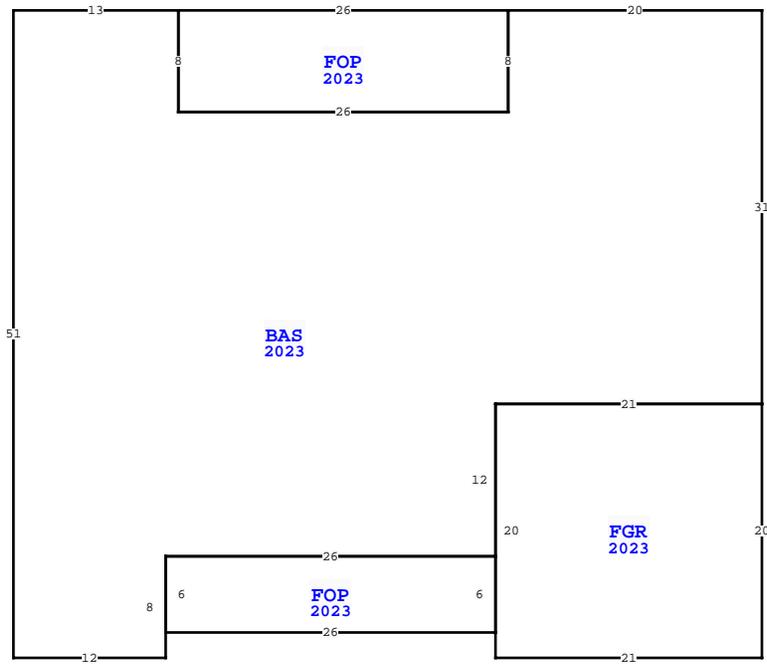


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	34316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,173	100	2023
FGR	420	55	2023
FOP	156	30	2023
FOP	208	30	2023
TOTALS	2,957		

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%	- 2023								
				Heated Area: 2173							
					HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		325,446
TOTAL MARKET OB/XF VALUE		3,186
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		352,632
SOH/AGL Deduction		15,503
ASSESSED VALUE		337,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,718
TOTAL JUST VALUE		352,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000746	NEW SFR		02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1655	3/31/2022	WD Q	Q	I	01	330,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LEAL ELIEZER						
1425/211	11/19/2020	WD Q	V	05		312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2023	2022		100
TOTALS														

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=79,21] W20 S8 W26 N8 W13 S51 E12 N8 E26 N12 E21 N31 \$	
FOP=[YR=2023;ORIG=33,21] E26 S8 W26 N8 \$	
FOP=[YR=2023;ORIG=32,64] E26 S6 W26 N6 \$	
FGR=[YR=2023;ORIG=58,52] E21 S20 W21 N20 \$	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							