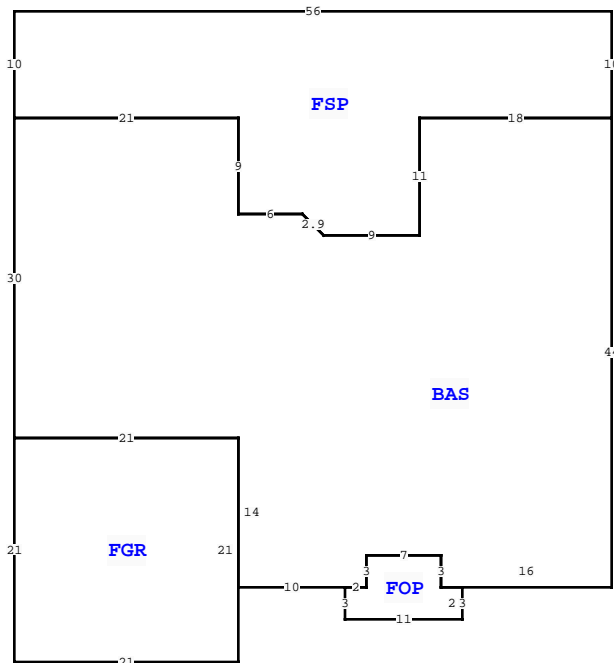


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	31	VINYL SID 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	2	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	202,624
FGR	441	55		243	24,918
FOP	54	30		16	1,641
FSP	733	40		293	30,045
TOTALS	3,204			2,528	259,228

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024									Heated Area: 1976	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		259,228
TOTAL MARKET OB/XF VALUE		12,718
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		296,946
SOH/AGL Deduction		0
ASSESSED VALUE		296,946
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		296,946
TOTAL JUST VALUE		296,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3943	SFR	863	10/09/2006
00434			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1504	2/23/2023	WD Q	Q	I	01	320,000
GRANTOR: GOMEZ RUSSELL FRANCIS						
GRANTEE: JACOBS BRAD						
1421/0062	10/02/2020	WD Q	Q	I	01	259,000
GRANTOR: JAMES R & KAREN E HAR						
GRANTEE: RUSSELL FRANCIS & A						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	3,206.00	UT	3.00	3.00	100	2007	2007	3	100	9,618	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
														TOTAL OB/XF 12,718		

BUILDING NOTES													
BAS= N44 FSP= N10 W56 S10 E21 S9 E6 R2 D2 E9 N11 E18\$ W18 S11 W9 U2 L2 W6 N9 W21 S30 FGR= S21 E21 N21 W21\$ E21 S14 E10 FOP= S3 E11 N3 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E16 \$.													

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							