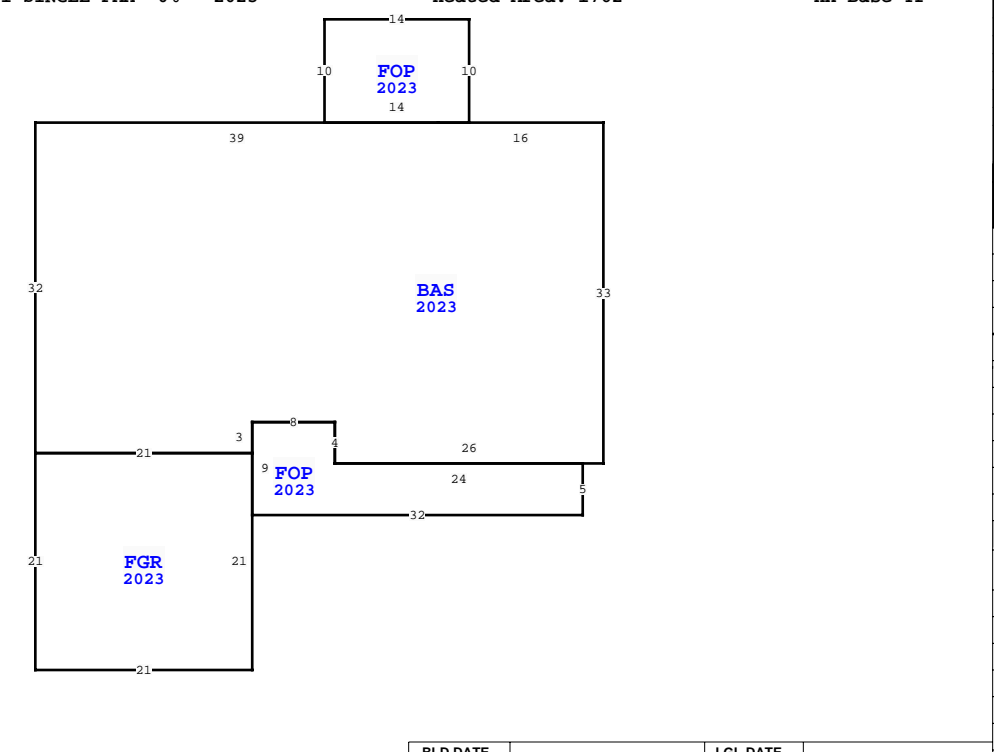


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,105	120.2850	134.72	283,586	2022	2022	0	0	0	3.00	97.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		275,078
TOTAL MARKET OB/XF VALUE		3,474
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		303,552
SOH/AGL Deduction		30,014
ASSESSED VALUE		273,538
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		273,538
TOTAL JUST VALUE		303,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,388

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		06		
NEIGHBORHOOD/LOC 34316.060 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	2023	1,762	230,256
FGR	441	55	2023	243	31,755
FOP	140	30	2023	42	5,488
FOP	192	30	2023	58	7,580
TOTALS	2,535			2,105	275,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00758	SFR		02/05/2021
20200757	NEW SFR		02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1620	5/06/2022	WD Q	Q	I	01	271,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL NILESH R						
1425/211	11/19/2020	WD Q	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	% COND
1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2023	2022	100

TOTAL OB/XF												
3,474												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,20] W16 W39 S32 E21 N3 E8 S4 E26 N33 \$												
FGR=[YR=2023;ORIG=46,52] W21 S21 E21 N21 \$												
FOP=[YR=2023;ORIG=67,10] W14 S10 E14 N10 \$												
POP=[YR=2023;ORIG=78,53] W24 N4 W8 S9 E32 N5 \$												

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