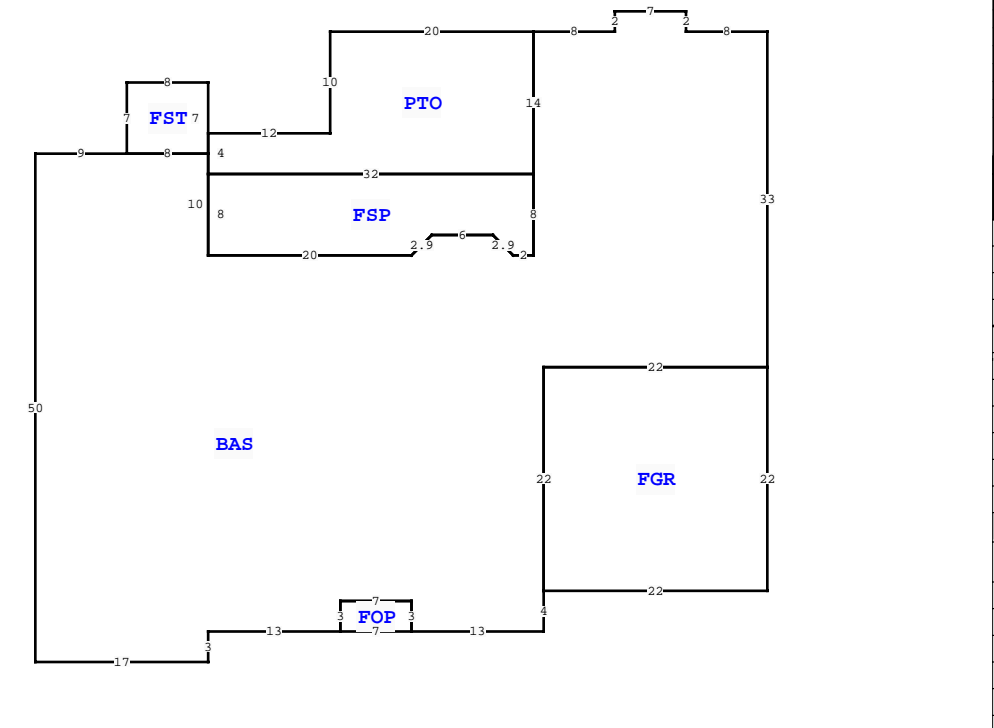


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2021								
Heated Area: 2828						HX Base Yr 2021					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100		2,828	282,355
FGR	484	55		266	26,558
FOP	21	30		6	599
FSP	240	40		96	9,585
FST	56	55		31	3,095
PTO	328	5		16	1,598
TOTALS	3,957			3,243	323,789

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			323,789
TOTAL MARKET OB/XF VALUE			26,695
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			385,484
SOH/AGL Deduction			60,403
ASSESSED VALUE			325,081
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			273,670
TOTAL JUST VALUE			385,484
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
256	MAINT/ALTR	75	07/07/2014
2109	POOL	50	05/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/685	4/16/2026	WD Q	Q	I	01	380,000
GRANTOR: ABREUS ORLANDO JR						
GRANTEE: DESAI NEHA						
1382/1334	3/27/2019	WD Q	Q	I	01	300,000
GRANTOR: GEORGE R & MELISSA D						
GRANTEE: ABREUS ORLANDO JR						

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	0190	FPLC PF	0	50	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	50	0	1,111.00	UT	1.50	1.50	100	1997	1997	3	100	1,667	
3	0280	POOL R/CON	0	50	15	450.00	UT	70.00	70.00	100	2001	2001	3	40	12,600	
4	0282	POOL ENCL	0	50	28	1,288.00	UT	15.00	15.00	100	2001	2001	3	40	7,728	
5	0169	FENCE/WOOD	0	50	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

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	50		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							