

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	05	AVERAGE 10			
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		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	04	04 100			
Kitchen Adjus	01	01 100			
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100		2,214	264,636
FGR	576	55		317	37,890
FOP	88	30		26	3,108
FOP	98	30		29	3,466
FOP	216	30		65	7,770
TOTALS	3,192			2,651	316,870

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%	- 2022								
Heated Area: 2214 HX Base Yr 2022											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	316,870		
TOTAL MARKET OB/XF VALUE	34,774		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	386,644		
SOH/AGL Deduction	63,300		
ASSESSED VALUE	323,344		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	271,933		
TOTAL JUST VALUE	386,644		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	391,297		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044715	Swimming Pool and	55,000	08/15/2022
3131	SFR	681	12/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1448/2755	9/24/2021	WD Q	Q	I	01	335,000
GRANTOR: NGUYEN HOANG						
GRANTEE: COLLINS LAWRENCE RI						
1436/2653	5/04/2021	WD Q	Q	I	01	303,000
GRANTOR: CASLIN KATHERINE WITT						
GRANTEE: NGUYEN HOANG						

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	100	0	0	0	0	3,096.00	UT	1.50	2005	2005	3	100	4,644
2	0169	FENCE/WOOD	0	100	0	0	0	0	1.00	UT	0.00	2017	2017	3	100	1,000
3	0280	POOL R/CON	0	100	14	30	0	0	420.00	UT	70.00	2023	2022	95	27,930	
4	0166	CONC, PAVMT	0	100	0	0	0	0	1.00	UT	1,200.00	2023	2022	100	1,200	

LAND DESCRIPTION																								
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	35,000.00	35,000.00	35,000							

TOTAL OB/XF																								
												34,774												