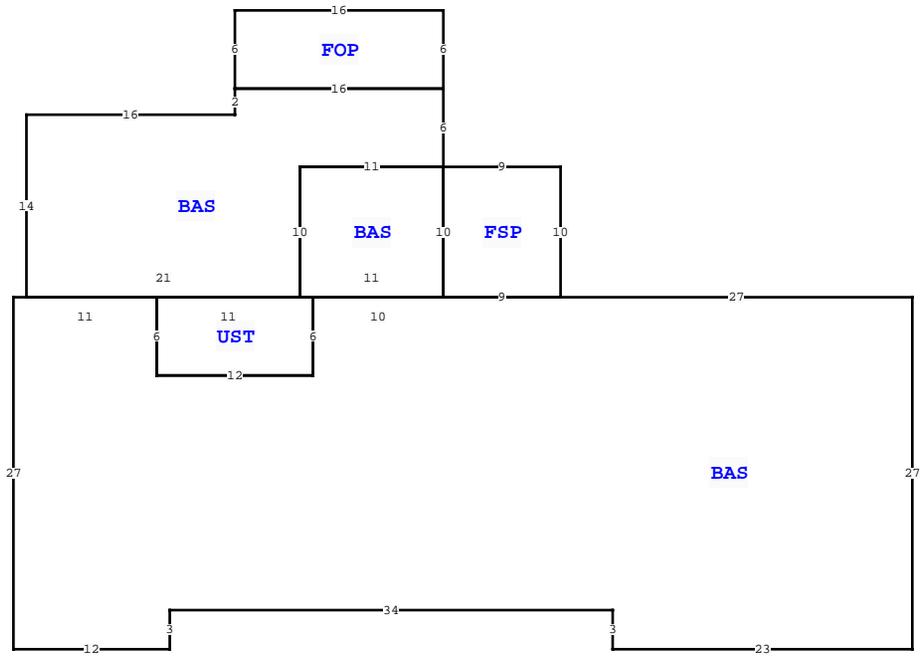


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	34316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	110	100	
BAS	370	100	
BAS	1,689	100	
FOP	96	30	
FSP	90	40	
UST	72	45	
TOTALS	2,427		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,266	109.9980	123.20	279,171	1971	1971	0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 2169 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,461	
TOTAL MARKET OB/XF VALUE		25,841	
TOTAL LAND VALUE - MARKET		55,500	
TOTAL MARKET VALUE		262,802	
SOH/AGL Deduction		81,494	
ASSESSED VALUE		181,308	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		129,897	
TOTAL JUST VALUE		262,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,034	
LAND:1:1: 2.20 AC. ON SMALL LAKE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050270	Additions	81,100	07/02/2024
41181	GENERATOR		01/20/2021
33185	ADDN SFR	204	07/15/2015
32022	POOL	175	06/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0980	12/13/2018	WD	U	I	11	100
GRANTOR: HANNA SINES & MELISSA						
GRANTEE: MELISSA JENKINS						
1242/0732	9/25/2012	WD	U	I	12	47,500
GRANTOR: MIDFIRST BANK						
GRANTEE: HANNA SINES & MELIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
2	0296	SHED METAL	0	100	12	14	168.00	UT	5.00	30	1993
3	0280	POOL R/CON	0	100	11	20	220.00	UT	70.00	100	2014
4	0282	POOL ENCL	0	100	27	29	783.00	UT	15.00	100	2014
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2017
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2021
9	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	100	2023

TOTAL OB/XF											
25,841											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1297.00	362.00	2.00	LT	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING DIMENSIONS											
BAS= W27 FSP= N10 W9 S10 E9\$ W9 BAS= N10 W11 S10 E11 \$ W10											
UST= W1 BAS= N10 E11 N6 FOP= N6 W16 S6 E16\$ W16 S2 W16 S14											
E21\$ W11 S6 E12 N6\$ S6 W12 N6 W11 S27 E12 N3 E34 S3 E23 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1297.00	362.00	2.00	LT	