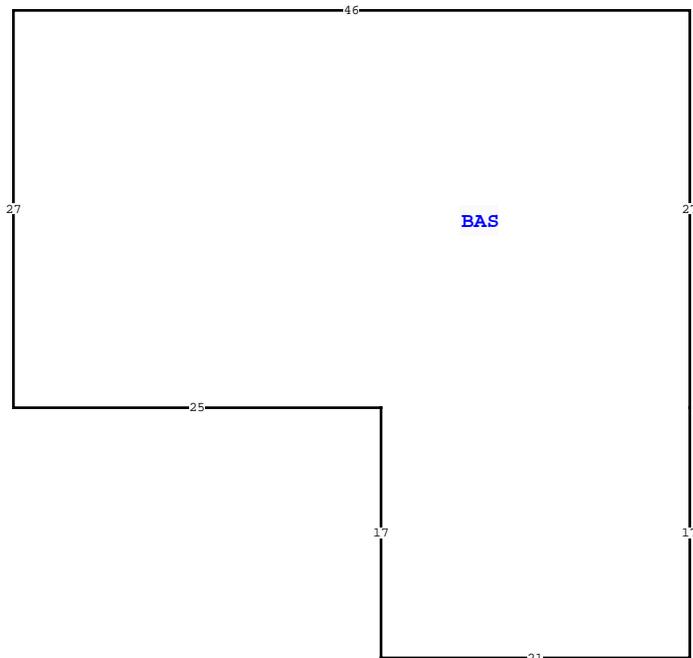


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,599	100	
TOTALS	1,599		1,599 217,938

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%	2025		Heated Area: 1599					HX Base Yr 2025		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			217,938
TOTAL MARKET OB/XF VALUE			5,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			241,638
SOH/AGL Deduction			0
ASSESSED VALUE			241,638
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			190,227
TOTAL JUST VALUE			241,638
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046557	Roof Replacement	14,000	02/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/660	6/12/2023	WD	Q	I	01	305,900
GRANTOR: LUSSIER TODD						
GRANTEE: OCHOA ANGELA						
1484/1132	2/09/2023	WD	Q	I	03	130,000
GRANTOR: HINES MILES T						
GRANTEE: LUSSIER TODD						

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	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0296	SHED METAL	0	100	8	10	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	50	

TOTAL OB/XF												
5,200												

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	18,500.00	18,500.00	18,500							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W46 S27 E25 S17 E21 N17 N27 \$												