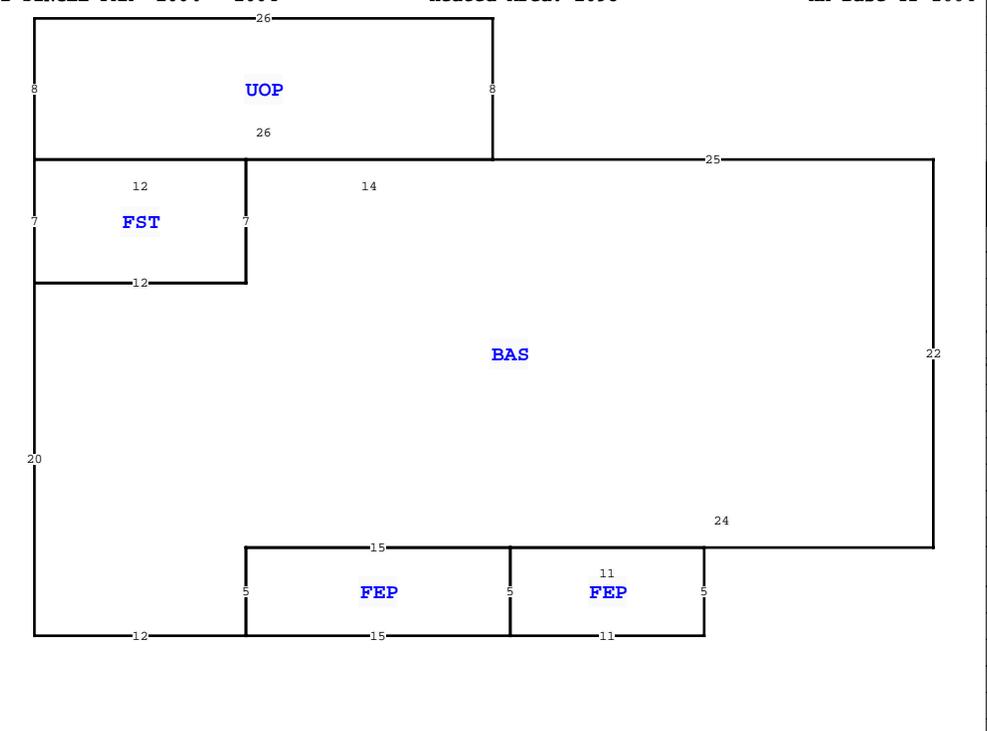




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
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	1,290	121.0000	137.94	177,943	1964	1975	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,098	100		1,098	98,448
FEP	55	80		44	3,945
FEP	75	80		60	5,379
FST	84	55		46	4,124
UOP	208	20		42	3,765
TOTALS	1,520			1,290	115,663

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			115,663
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			137,763
SOH/AGL Deduction			65,001
ASSESSED VALUE			72,762
TOTAL EXEMPTION VALUE	HX HB		47,762
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			137,763
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0986/1304	5/23/2003	WD Q	Q	I	01	100
GRANTOR: MCPHEARSON & GARCIA K						
GRANTEE: DAVIDA LEE						
0835/1093	12/30/1996	WD Q	Q	I	02	0
GRANTOR: MCPHEARSON						
GRANTEE: GARCIA, MCPHEARSON						

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	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	450.00	UT	2.00	2.00	100	2017	2017	3	100	900	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

TOTAL OB/XF												3,600					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023						MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W25 UOP= N8 W26 S8 E26\$ W14 FST= W12 S7 E12N7\$ S7 W12 S20 E12 FEP= E15 N5 W15 S5\$ N5 E15 FEP= S5 E11 N5 W11\$ E24 N22\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,600					
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												