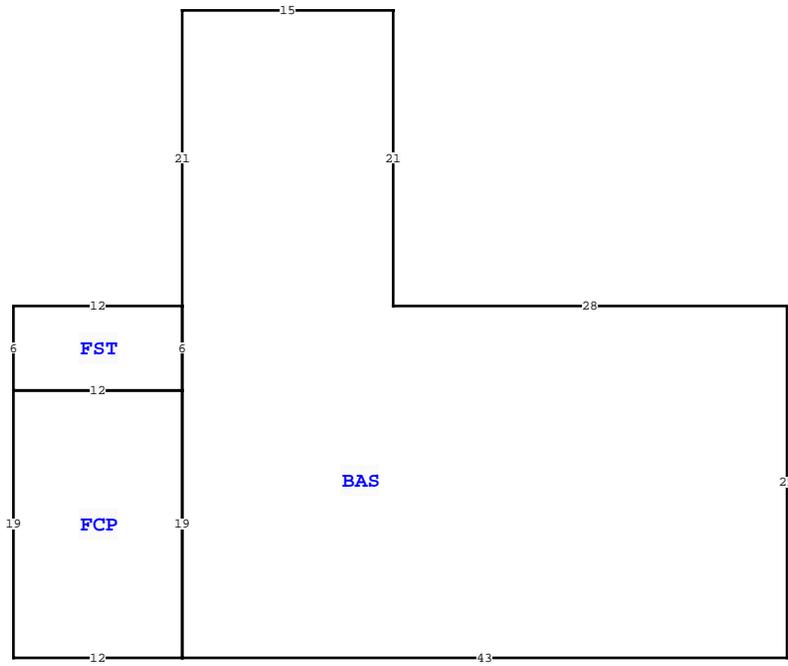


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural	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	34317.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100		1,390	116,481
FCP	228	25		57	4,777
FST	72	55		40	3,352
TOTALS	1,690			1,487	124,609

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%	- 2023									
Heated Area: 1390 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			124,609
TOTAL MARKET OB/XF VALUE			950
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			144,059
SOH/AGL Deduction			2,443
ASSESSED VALUE			141,616
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			85,205
TOTAL JUST VALUE			144,059
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047669	Remodel	7,832	07/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1630	3/17/2026	WD	Q	I	01	145,000
GRANTOR: KOKERNAK SEAN M						
GRANTEE: DAVIS STEVEN RAY						
1443/870	7/21/2021	WD	Q	I	01	119,900
GRANTOR: PERRY WILLIAM G						
GRANTEE: KOKERNAK SEAN M						

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	1.00	UT	0.00	100	1993	1993	3	100	150	
2	0296	SHED METAL	0	100	10	34	1.00	UT	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1993	1993	3	100	300	
TOTALS													950			

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	100		RSF-2	75.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								