

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		18	100
RMS		4	100
Stories	0	0	100
Units	0	0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.070 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	608	100	
BAS	1,188	100	
BAS	2,280	100	
CAN	72	30	
TOTALS	4,148		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERV SHOP	0%	- 0	19.44	79,665	1988	1988	0	0	50.00	50.00

Heated Area: 4076 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		39,832	
TOTAL MARKET OB/XF VALUE		2,520	
TOTAL LAND VALUE - MARKET		31,250	
TOTAL MARKET VALUE		73,602	
SOH/AGL Deduction		0	
ASSESSED VALUE		73,602	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,602	
TOTAL JUST VALUE		73,602	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/2008	6/17/2009	WD	U	I	11	100
GRANTOR: JOCK PHELPS & JOHN K						
GRANTEE: JOCK & MEAGAN PHELPS						
1032/1633	12/07/2004	WD	Q	I		85,000
GRANTOR: JAMES KITE						
GRANTEE: JOCK PHELPS & JOHN						

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	0251	LEAN TO W/	0	0	32	15	480.00	UT	1.50	1.50	100	1993	1993	3	100	720	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	200	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
TOTALS															2,520		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 S25 BAS= W19 S32 E19 N32\$ S32 E14 CAN= S6 E12 N6 W12\$ E26 BAS= E22 N54 W22 S54\$ N57\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2500	C	SRVC SHOPS	0		CI	0.00	0.00	12,500.00	SF		1.00	1.00	1.00	2.50	2.50	31,250							