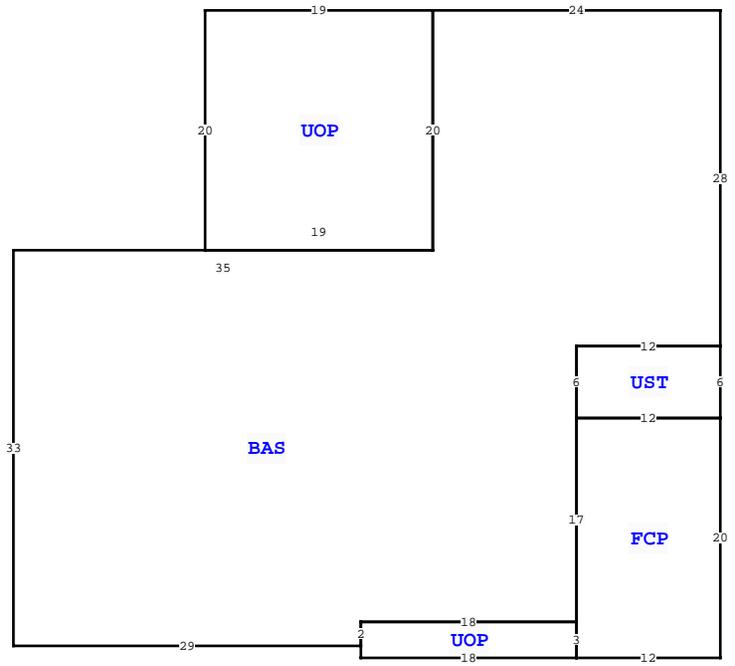




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MOR NUM	MKT AREA 06
NEIGHBORHOOD/LOC	34317.070 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,091
FCP	240
UOP	54
UOP	380
UST	72
TOTALS	2,837

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	2004	114.55	260,028	1964	1964	0	0	35.00	65.00
Heated Area: 2091 HX Base Yr 2004											



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	50	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	

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

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	50		RSF	2100.00	167.00	1.00	LT		1.00	1.00	1.30	18,500.00	24,050.00	24,050							

TOTAL OB/XF	
TOTALS	2,837

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,018
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	24,050
TOTAL MARKET VALUE	193,868
SOH/AGL Deduction	83,573
ASSESSED VALUE	110,295
TOTAL EXEMPTION VALUE	26,420
BASE TAXABLE VALUE	83,875
TOTAL JUST VALUE	193,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28349	MAINT/ALTR	30	01/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1603	3/22/1999	WD	Q	I	01	58,000
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: HIEP TON & KIM MILL						
0870/0612	11/10/1998	CT	Q	I	01	44,990
GRANTOR: CLERK OF CLURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W24 UOP= W19 S20 E19 N20\$ S20 W35 S33 E29 UOP= S1 E18 N3 W18 S2\$ N2 E18FCP= S3 E12 N20 W12 S17\$ N17 UST= E12 N6 W12 S6\$ N6 E12 N28\$.	