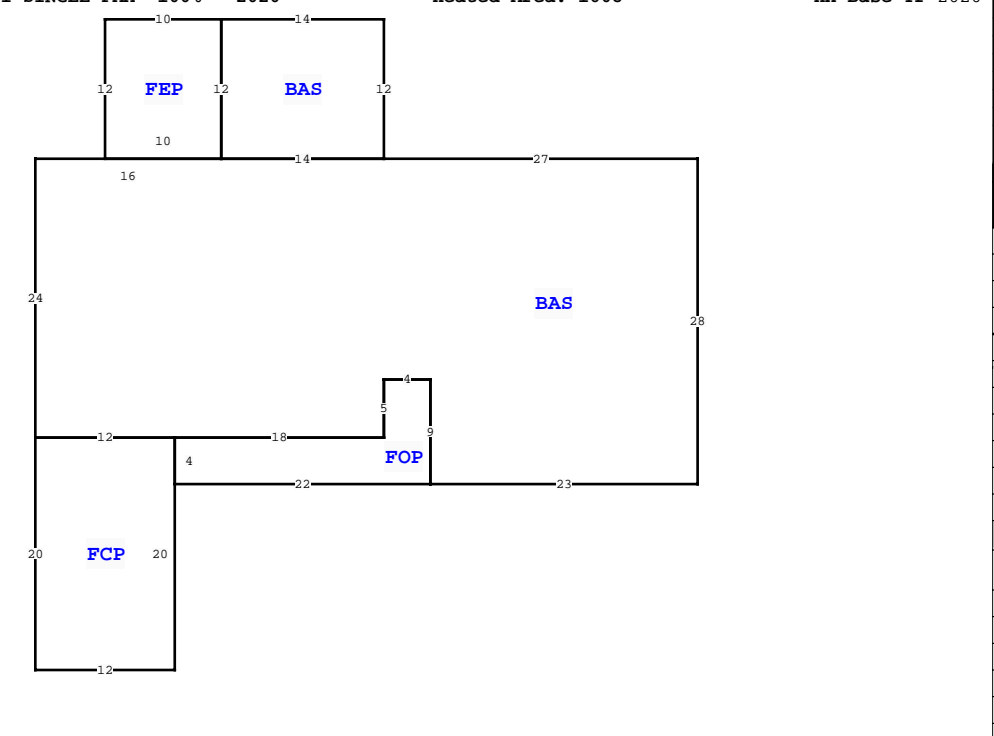


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 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	1,796	125.2000	140.22	251,835	1966	1995	0	0	31.50	68.50



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
05 05	0100	SINGLE FAMILY	06	34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	16,137
BAS	1,440	100		1,440	138,313
FCP	240	25		60	5,763
FEP	120	80		96	9,221
FOP	108	30		32	3,074
TOTALS	2,076			1,796	172,507

EXTRA FEATURES															BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300		04/21/2023	MLU
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300			
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600			
4	0296	SHED METAL	0	100	24	18	432.00	UT	5.00	5.00	100	2018	2018	3	100	2,160			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				172,507	
TOTAL MARKET OB/XF VALUE				3,360	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				194,367	
SOH/AGL Deduction				59,440	
ASSESSED VALUE				134,927	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				83,516	
TOTAL JUST VALUE				194,367	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				197,011	
XFOB:6:1: METAL SHED WITH LEAN TO					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1800	9/30/2019	WD Q	Q	I	01	136,800
GRANTOR: CHARLES W JR & ROBIN						
GRANTEE: WALTER L & HOPE NOR						
1273/0942	4/23/2014	WD Q	Q	I	01	84,900
GRANTOR: DONALD M NORRIS						
GRANTEE: CHARLES W JR & ROBI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 BAS= N12 W14 S12 E14\$ W14 FEP= N12 W10 S12 E10\$ W16 S24 FCP= S20 E12 N20W12\$ E12 FOP= S4 E22 N9 W4 S5W18\$ E18 N5 E4 S9 E23 N28\$.	

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	86.00	138.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							