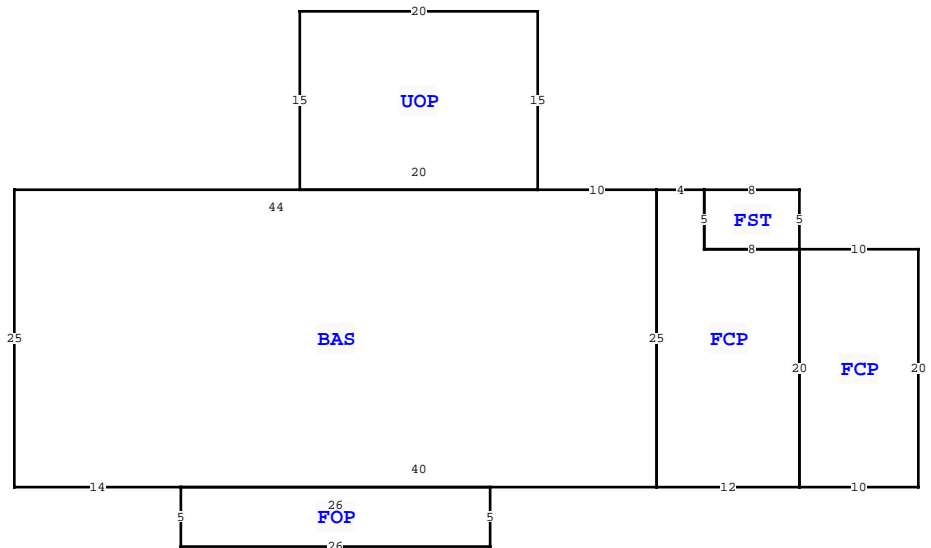


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	
1	SINGLE FAM	100% - 2019										
			Heated Area: 1350				HX Base Yr 2019					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	116,760
FCP	200	25		50	4,324
FCP	260	25		65	5,622
FOP	130	30		39	3,373
FST	40	55		22	1,903
UOP	300	20		60	5,190
TOTALS	2,280			1,586	137,171

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	137,171			
TOTAL MARKET OB/XF VALUE	1,500			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	157,171			
SOH/AGL Deduction	54,420			
ASSESSED VALUE	102,751			
TOTAL EXEMPTION VALUE	56,411		HX HB WR	
BASE TAXABLE VALUE	46,340			
TOTAL JUST VALUE	157,171			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	157,171			

SALE:2:1: LOT 2 BLK 7 COUNTRY CLUB ESTATES
SALE:1:1: LOT 2 BLK 7 COUNTRY CLUB ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1808	8/09/2023	LE	U	I	14	100
GRANTOR: TRAINA BRUCE (ENH LE)						
GRANTEE: MURPHY DORETTA (RMD)						
1371/2759	10/31/2018	WD	Q	I	01	117,000
GRANTOR: THOMAS DEES						
GRANTEE: BRUCE TRAINA						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

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	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								

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	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								