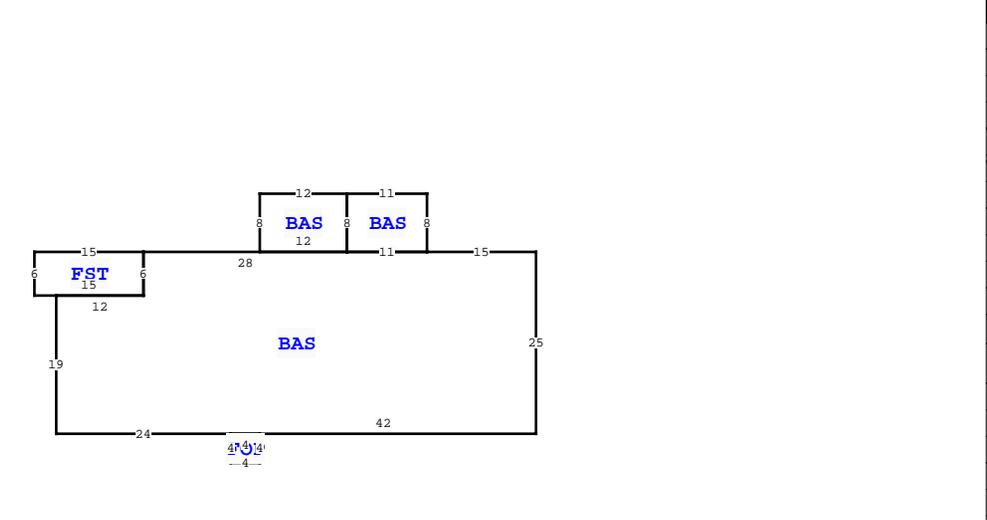
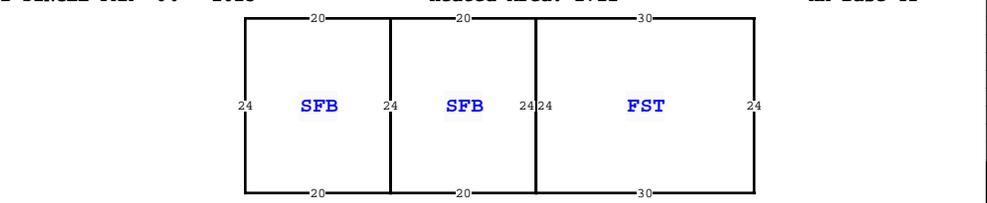




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectural Units	05	CONV 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,981	72.1620	82.26	245,217	1961	1961	0	0	10	35.00	55.00	



MAP NUM	MKT AREA	06			
34317.070	1.00				
NEIGHBORHOOD/LOC	34317.070 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	3,981
BAS	96	100		96	4,343
BAS	1,578	100		1,578	71,393
FOP	16	30		5	226
FST	90	55		50	2,262
FST	720	55		396	17,916
SFB	480	80		384	17,373
SFB	480	80		384	17,373
TOTALS	3,548			2,981	134,869

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF														
														900

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0		RSF	2194.00	125.00	1.00	LT		1.00	1.00	1.58	22,500.00	35,550.00	35,550							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	134,869		
TOTAL MARKET OB/XF VALUE	900		
TOTAL LAND VALUE - MARKET	35,550		
TOTAL MARKET VALUE	171,319		
SOH/AGL Deduction	0		
ASSESSED VALUE	171,319		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	171,319		
TOTAL JUST VALUE	171,319		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	162,638		
SALE:4:1: LOTS 1 & 2 BLOCK 9 COUNTRY CLUB ESTATES			
SALE:2:1: LOTS 1 & 2 BLOCK 9 COUNTRY CLUB EST REPL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047658	Roof Replacement	11,000	07/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/49	12/04/2024	QC	U	I	11	100
GRANTOR: FERGUSON LEONARDO M						
GRANTEE: FERGUSON FAMILY TRU						
1224/2156	11/03/2011	WD	U	I	12	70,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LEONARDO M & CLARA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W15 BAS= N8 W11 S8 E11\$ W11 BAS= N8 W12 S8 E12 \$ W28													
FST= W15S6 E15 N6\$ S6 W12 S19E24 FOP= S4 E4 N4 W4 \$ E42 N25\$													
PTR=N60 SFB= W20 SFB= W20 S24 E20 N24\$ S24 E20 N24\$ FST= S24													
E30 N24 W30\$ S60\$.													