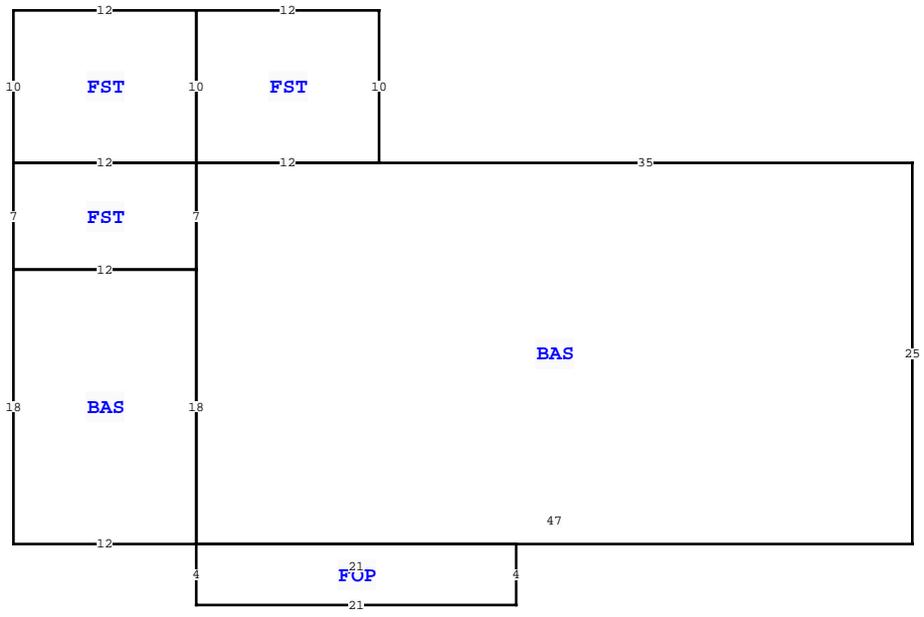


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	05	CORG ASB 20
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,594	117.7110	134.19	213,899	1961	1961	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1391 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,840
BAS	1,175	100		1,175	102,487
FOP	84	30		25	2,181
FST	84	55		46	4,012
FST	120	55		66	5,757
FST	120	55		66	5,757
TOTALS	1,799			1,594	139,034

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	10	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
5	0169	FENCE/WOOD	0	100	18	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF											
3,440											

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	100		RSF-21	200.00	121.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

TOTAL OB/XF											
3,440											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	139,034		
TOTAL MARKET OB/XF VALUE	3,440		
TOTAL LAND VALUE - MARKET	20,905		
TOTAL MARKET VALUE	163,379		
SOH/AGL Deduction	90,672		
ASSESSED VALUE	72,707		
TOTAL EXEMPTION VALUE	HX HB 47,707		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	163,379		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	160,944		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/615	1/28/2026	WD	U	I	11	100
GRANTOR: FRAZIER EDWARD F						
GRANTEE: FRAZIER EDWARD F RE						
1384/0768	4/23/2019	LE	U	I	14	100
GRANTOR: EDWARD FRANKLIN & MAR						
GRANTEE: DANIELLE BANOS (RMD)						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W35 FST= N10 W12 S10 E12\$ W12 FST= N10 W12 S10 E12\$ FST= W12 S7 E12N7\$ S7 BAS= W12 S18 E12 N18\$S18 FOP= S4 E21 N4 W21\$E47N25\$.											