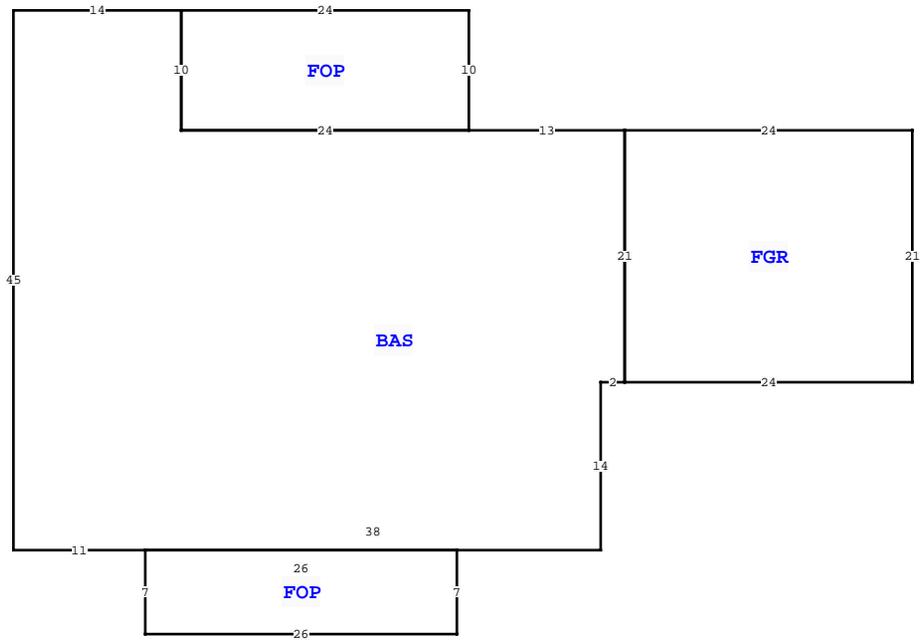




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	34416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	217,838
FGR	504	55		277	31,809
FOP	182	30		55	6,316
FOP	240	30		72	8,268
TOTALS	2,823			2,301	264,230

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%	- 2010								
					Heated Area: 1897			HX Base Yr 2010			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			264,230	
TOTAL MARKET OB/XF VALUE			7,338	
TOTAL LAND VALUE - MARKET			37,400	
TOTAL MARKET VALUE			308,968	
SOH/AGL Deduction			105,947	
ASSESSED VALUE			203,021	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			151,610	
TOTAL JUST VALUE			308,968	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			303,753	

SALE:2:1: BOUGHT LOT 6 EARLIER
SALE:1:1: BY ASSIGNMENT OF AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25968	SFR	607	06/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/2524	12/31/2007	WD	Q	I		245,000

GRANTOR: VENTURE POINTE LLC
GRANTEE: CARL A FLORIO & SET
1115/0602 3/22/2007 WD U I 08 42,500
GRANTOR: SHAHEEN
GRANTEE: VENTURE POINTE LLC

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FOP= N10 W24 S10 E24\$ W24 N10 W14 S45 E11 FOP= S7 E26 N7 W26\$ E38 N14 E2 FGR= E24 N21 W24 S21\$ N21\$.

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			3.00	100	2007	2007	3	100	7,338	

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		00	0.00	0.00	1.87	AC		1.00	1.00	1.00	20,000.00	20,000.00	37,400							