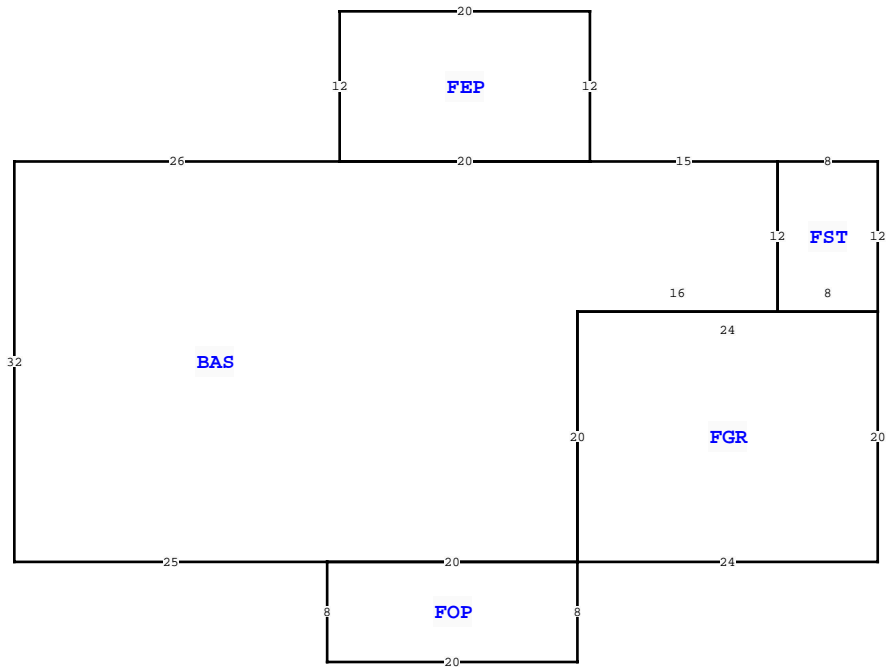




ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	07	CORK/VTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,632	100	
FEP	240	80	
FGR	480	55	
FOP	160	30	
FST	96	55	
TOTALS	2,608		

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%	- 2025	129.62	283,738	1996	1996	0	0	29.00	71.00
			Heated Area: 1632								
				HX Base Yr 2025							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			201,454
TOTAL MARKET OB/XF VALUE			6,934
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			240,388
SOH/AGL Deduction			68,838
ASSESSED VALUE			171,550
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			120,139
TOTAL JUST VALUE			240,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055018	Roof Replacement	7,800	02/13/2026
000051994	Electrical Servic	0	01/06/2025
11241	SFR	205	06/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/639	5/21/2024	WD	U	I	18	260,000

GRANTOR: THE SECRETARY OF VETR  
GRANTEE: CHRISTIE CHAD

1504/2284	12/15/2023	WD	U	I	18	100
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GRANTOR: NEWREZ LLC DBA SHELLP  
GRANTEE: THE SECRETARY OF VE

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	697.00	UT	2.00	2.00	100	1996	1996	3	100	1,394	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0031	BARN, MT AE	0	100	18	360.00	UT	9.00	9.00	100	2012	2012	3	100	3,240	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS= W26 S32 E25 FOP= S8 E20N8 W20\$ E20 FGR= E24 N20 W24 S20\$ N20 E16 FST= E8 N12 W8 S12\$ N12 W15 FEP= N12 W20 S12E20\$ W20\$.	

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							