

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	08	SHT VINYL 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 Units	05	CONV 100
Condition Adj	03	0 100
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
0100	01	2,398	110.3860	125.84	301,764	1950	1950	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1991 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			196,147
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			46,917
TOTAL MARKET VALUE			246,364
SOH/AGL Deduction			10,461
ASSESSED VALUE			235,903
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			235,903
TOTAL JUST VALUE			246,364
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,092

Quality		05	05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC 34417.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100		1,991	162,856
FCP	440	25		110	8,997
FOP	153	30		46	3,763
FSP	266	40		106	8,670
FST	264	55		145	11,861
<b>TOTALS</b>	<b>3,114</b>			<b>2,398</b>	<b>196,147</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/1138	5/12/2005	WD	Q	I		166,300
GRANTOR: WALDRON						
GRANTEE: BONVILLE						

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	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0200	GARAGE F	0	0	36	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	

TOTAL OB/XF										3,300														
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	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	0.90	13,000.00	11,700.00	46,917							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W40 FSP= N14 W19 S14 E19\$ W23 FOP= W4 FST= W22 S12 E22 N12\$ S12 FCP= W22 S20 E22 N20\$ S20 E9 N5 W5 N27\$S27 E5 S5 E58 N32 \$.			

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	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	0.90	13,000.00	11,700.00	46,917							