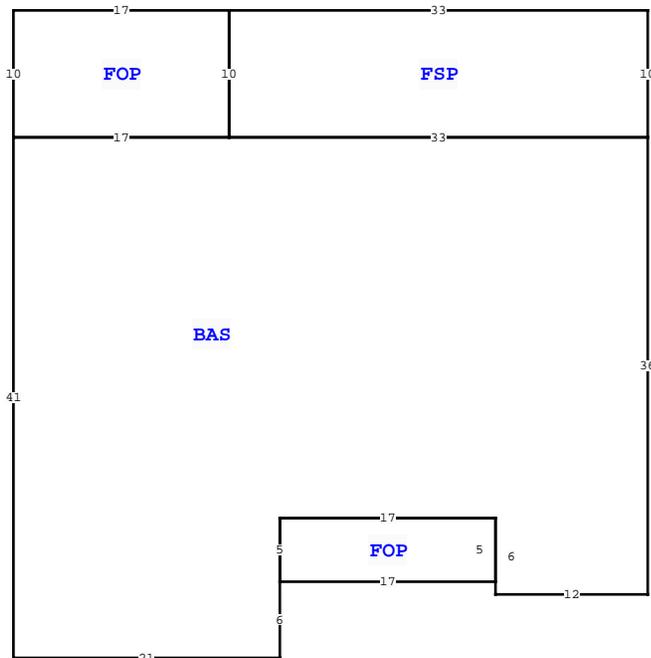


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,012	133.9470	152.70	307,232	2017	2017	0	0	0	8.00	92.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1803 HX Base Yr 2018													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			282,653
TOTAL MARKET OB/XF VALUE			39,026
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			351,679
SOH/AGL Deduction			113,756
ASSESSED VALUE			237,923
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			186,512
TOTAL JUST VALUE			351,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,648

Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	16.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100		1,803	253,293
FOP	85	30		26	3,652
FOP	170	30		51	7,165
FSP	330	40		132	18,544
TOTALS	2,388			2,012	282,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35130	POOL	156	04/03/2017
34797	SFR	484	01/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0712	7/24/2017	WD Q	Q	I	01	193,400
GRANTOR: WHIDDON CONSTRUCTION						
GRANTEE: JOHN WAYNE & RITA F						
1325/1239	11/08/2016	WD Q	V		01	15,000
GRANTOR: GLENN FARMS INC						
GRANTEE: WHIDDON CONSTRUCTIO						

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	2,520.00	UT	1.50	1.50	100	2017	2017	3	100	3,780	
2	0280	POOL R/CON	0	100	14	364.00	UT	70.00	70.00	100	2017	2017	3	84	21,403	
3	0282	POOL ENCL	0	100	27	891.00	UT	15.00	15.00	100	2017	2017	3	57	7,618	
4	0251	LEAN TO W/	0	100	10	350.00	UT	3.50	3.50	100	2017	2017	3	100	1,225	
5	0031	BARN, MT AE	0	100	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

TOTAL OB/XF														39,026			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/08/2026			MLU											

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP= N10 W33 S10 E33\$ BAS= W33 FOP= N10 W17 S10 E17\$ W17 S41 E21 N6 FOP= E17 N5 W17 S5\$ N5 E17 S6 E12 N36\$.													

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000										