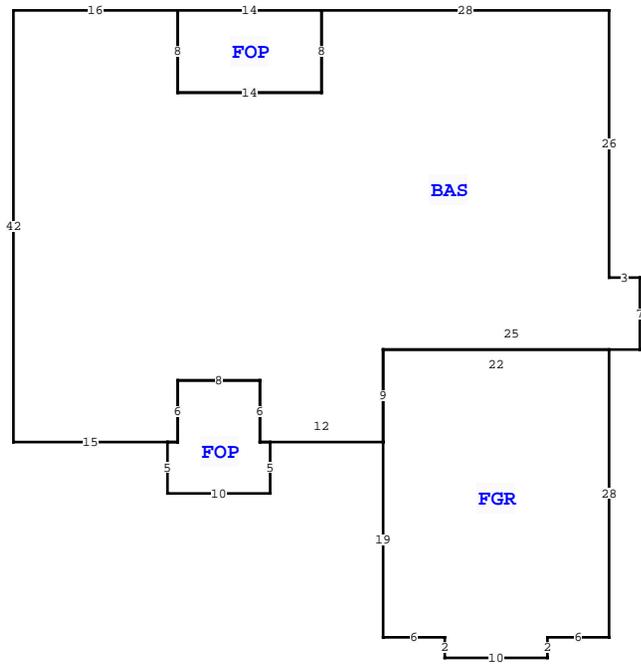


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architactual	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	34616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,099	100	
FGR	636	55	
FOP	98	30	
FOP	112	30	
TOTALS	2,945		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 2099 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			284,438
TOTAL MARKET OB/XF VALUE			47,922
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			380,360
SOH/AGL Deduction			0
ASSESSED VALUE			380,360
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			380,360
TOTAL JUST VALUE			380,360
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045780	Roof Replacement	20,000	10/26/2022
000044158	Storage Building	21,000	04/11/2022
23154	SFR	566	05/17/2005
12153	SFR	195	02/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/29	5/31/2023	LE U		I	14	100
GRANTOR: FRAZIER RONALD R JR (
GRANTEE: FRAZIER FAMILY TRUS						
1492/27	5/31/2023	LE U		I	14	100
GRANTOR: FRAZIER RONALD R JR (
GRANTEE: FRAZIER FAMILY TRUS						

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	0296	SHED METAL	0	0	8	12	UT	7.00	7.00	100	2005	2005	3	100	672	
2	0166	CONC, PAVMT	0	0	0	0	UT	2.50	2.50	100	2005	2005	3	100	10,840	
3	0070	CARPORT UF	0	0	18	30	UT	1.50	1.50	100	2010	2010	3	100	810	
4	0031	BARN, MT AE	0	0	0	0	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
5	0040	BARN, POLE	0	0	0	0	UT	20,000.00	20,000.00	100	2023	2022		100	20,000	
6	0040	BARN, POLE	0	0	0	0	UT	9,600.00	9,600.00	100	2023	2022		100	9,600	

TOTAL OB/XF													
47,922													

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W28 FOP= W14 S8 E14 N8\$ S8 W14 N8 W16 S42 E15 FOP= S5 E10 N5 W1 N6 W8 S6 W1\$ E1 N6 E8 S6 E12 FGR= S19 E6 S2 E10 N2 E6 N28 W22 S9 \$ N9 E25 N7 W3 N26\$.									

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							