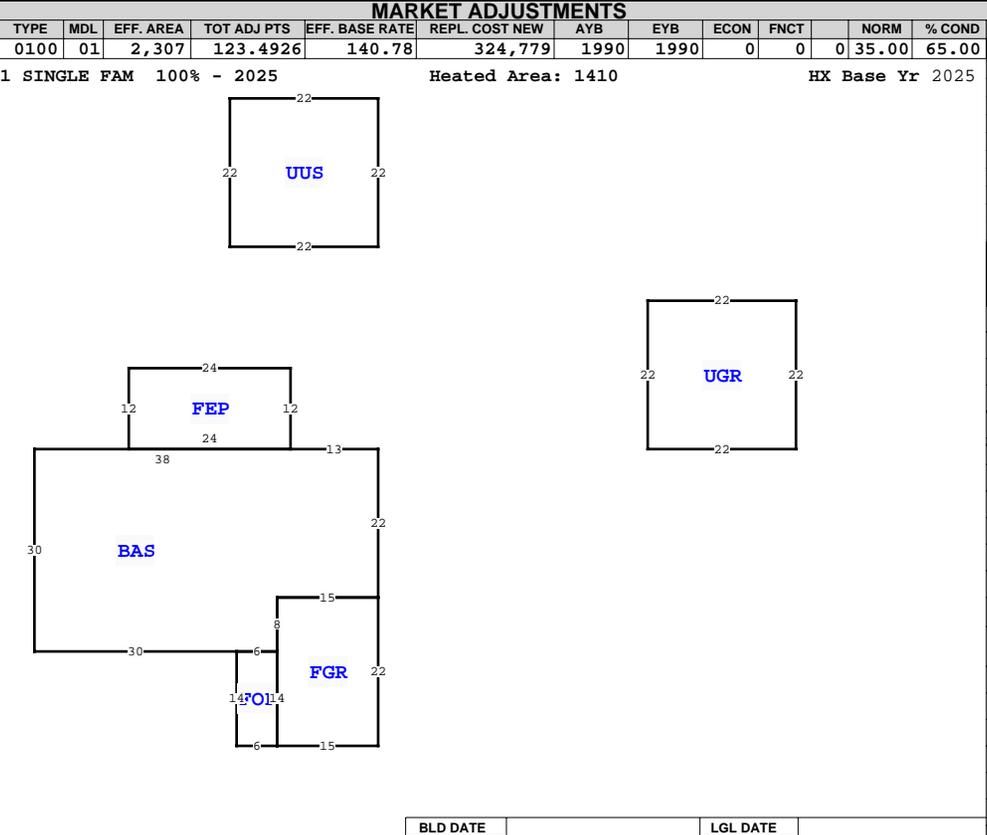


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,410	100	
FEP	288	80	
FGR	330	55	
FOP	84	30	
UGR	484	45	
UUS	484	50	
TOTALS	3,080		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,307	123.4926	140.78	324,779	1990	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 1410 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,106
TOTAL MARKET OB/XF VALUE			17,280
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			252,386
SOH/AGL Deduction			2,955
ASSESSED VALUE			249,431
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			198,020
TOTAL JUST VALUE			252,386
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,873
SALE:2:1: LOT 8 BLK A HOLLINGSWORTH ESTATES			
SALE:1:1: FAMILY TRANSACTION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045850	Remodel	8,843	11/03/2022
25836	MAINT/ALTR	30	05/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1047	1/13/2026	LE	U	I	14	100
GRANTOR: VAN RENSBURG MARTHINU						
GRANTEE: DU PREEZ JUDY MAY (
1419/2730	9/16/2020	WD	Q	I	01	209,000
GRANTOR: MATTHEW LANCE						
GRANTEE: MARTHINUS P & LAUZY						

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	40	50	UT	3.00	3.00	100	0	0	3	100	6,000	
2	0031	BARN, MT AE	0	100	32	22	UT	5.00	5.00	100	0	0	3	100	3,520	
3	0120	CLFENCE	4	0	100	0	0	UT	7.50	100	0	0	3	100	3,000	
4	0120	CLFENCE	4	0	100	0	0	UT	7.50	100	2007	2007	3	100	3,000	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	1,760	
TOTALS															17,280	

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W13 FEP= N12 W24 S12 E24\$ W38 S30 E30 FOP= S14 E6N14 W6\$ E6 FGR= S14 E15 N22 W15 S8\$ N8 E15 N22\$ PTR= N30 UUS= N22 W22 S22 E22\$ S30\$ PTR= E40 UGR= E22 N22 W22 S22\$ W40\$.														