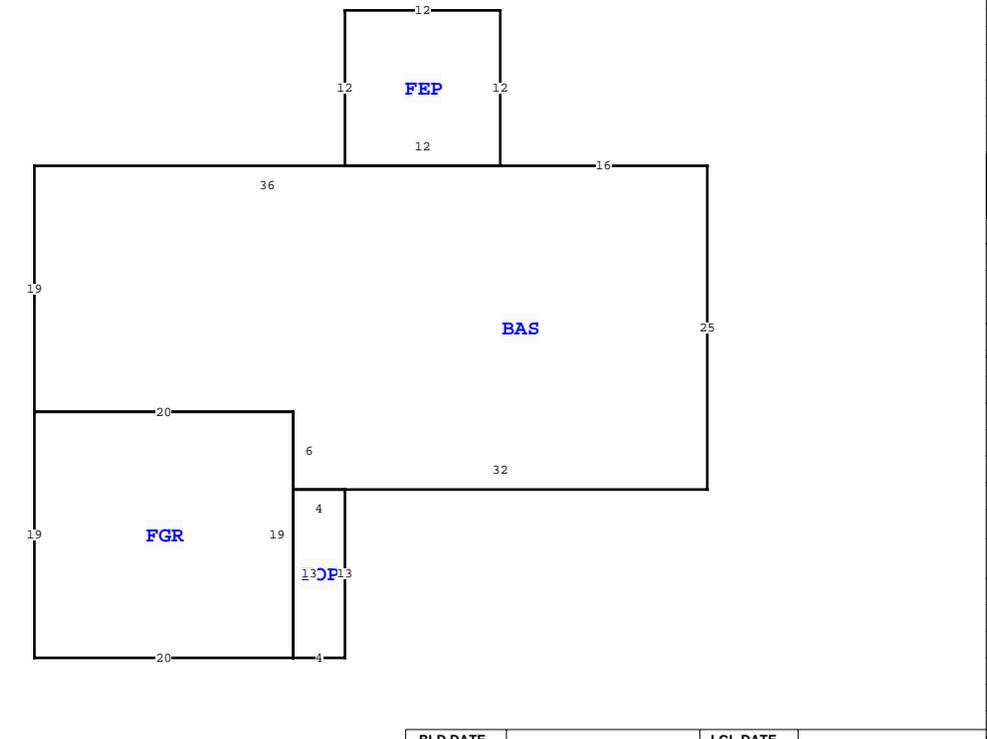


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	01	01 100
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	1,520	94.2400	107.43	163,294	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1180 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100		1,180	82,399
FEP	144	80		115	8,030
FGR	380	55		209	14,594
FOP	52	30		16	1,117
TOTALS	1,756			1,520	106,141

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	27	15	UT	3.00	3.00	100	0	0	3	100	1,215	
2	0169	FENCE/WOOD	0	100	0	0	UT	7.50	7.50	100	1993	1993	3	100	1,800	
3	0258	PATIO	0	100	12	24	UT	2.25	2.25	100	2010	2010	3	100	648	

TOTAL OB/XF													
3,663													

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							

TOTAL OB/XF													
3,663													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	106,141		
TOTAL MARKET OB/XF VALUE	3,663		
TOTAL LAND VALUE - MARKET	24,000		
TOTAL MARKET VALUE	133,804		
SOH/AGL Deduction	20,905		
ASSESSED VALUE	112,899		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	61,488		
TOTAL JUST VALUE	133,804		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	124,551		

SALE:3:1: SANDERS IN REAL ESTATE-BOUGHT SEVERAL LO
SALE:2:1: LOT 7 BLOCK B, HOLLINGSWORTH ESTATES
SALE:1:1: LOT 7 BLK B HOLLINGSWORTH ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/199	6/14/2021	WD U	I	I	30	80,000
GRANTOR: RODRIGUEZ MAUREEN						
GRANTEE: QUINONES ALEJANDRIN						
1220/1106	8/16/2011	WD U	I	I	12	70,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MAUREEN RODRIGUEZ						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W16 W36 S19 E20 S6 E32 N25 \$													
FGR=[ORIG=-52,19] S19 E20 N19 W20 \$													
FEP=[ORIG=-16,0] N12 W12 S12 E12 \$													
POP=[ORIG=-32,25] S13 E4 N13 W4 \$													