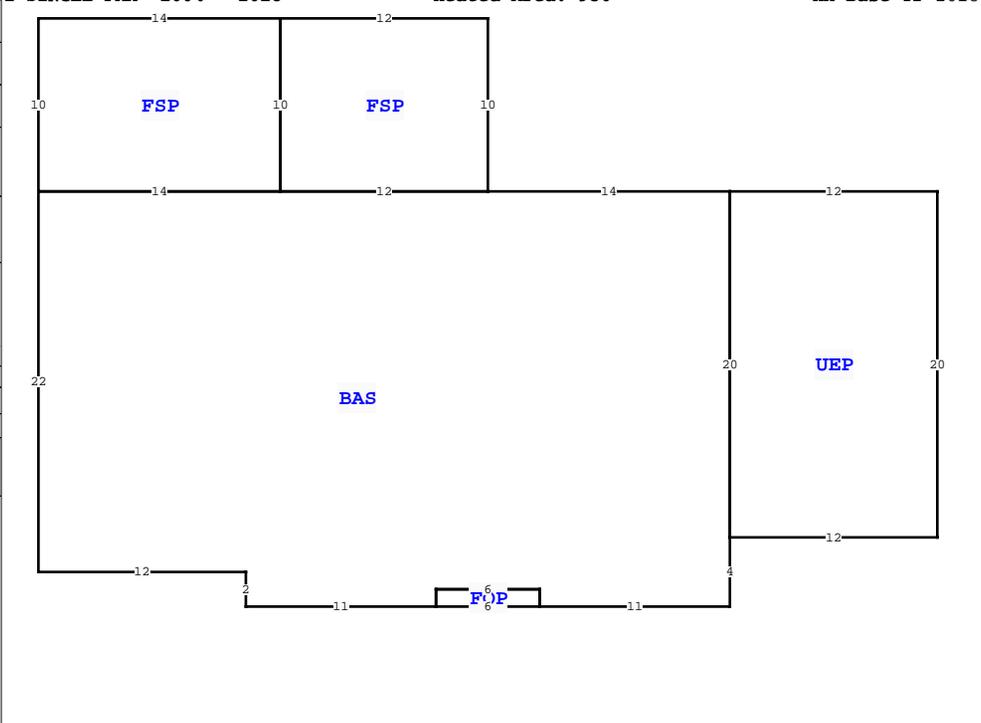


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 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	34616.020	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,180	120.6280	137.52	162,274	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 930 HX Base Yr 2018													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100		930	83,131
FOP	6	30		2	179
FSP	120	40		48	4,291
FSP	140	40		56	5,006
UEP	240	60		144	12,872
TOTALS	1,436			1,180	105,478

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			105,478
TOTAL MARKET OB/XF VALUE			1,808
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			131,286
SOH/AGL Deduction			52,255
ASSESSED VALUE			79,031
TOTAL EXEMPTION VALUE			67,721
BASE TAXABLE VALUE			11,310
TOTAL JUST VALUE			131,286
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043810	Roof Replacement	6,300	03/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/1312	4/10/2020	QC	U	I	11	100

GRANTOR: JAMES M & LYNDA M MCK
 GRANTEE: JAMES M & LYNDA M M
 0784/0606 10/01/1993 WD Q I 58,000
 GRANTOR: IRENE REESE
 GRANTEE: JAMES M MCKENNA

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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	12	60		720.00	UT	1.40		0	3	100	1,008
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00				800	

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
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00