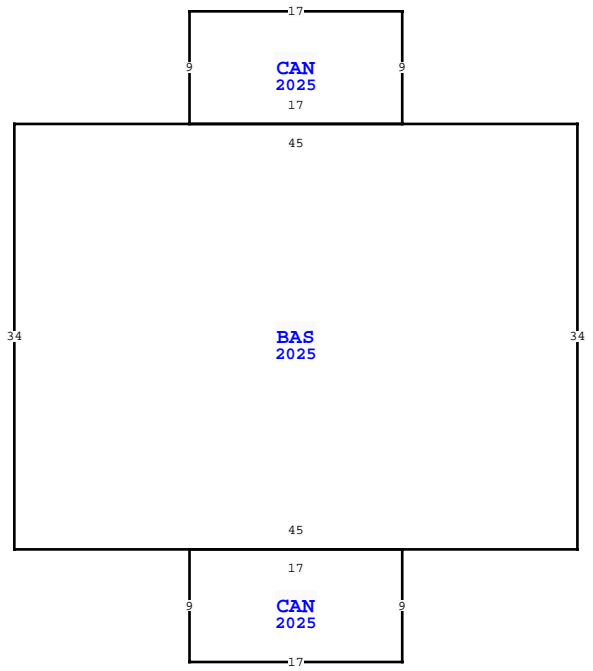


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	3	100	
Frame	02	WOOD FRAME	100
Story Height	10	100	
RMS	5	100	
Stories	1.	1. 100	
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1700	OFFICE BLD	1STY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,530	100	2025
CAN	153	30	2025
CAN	153	30	2025
TOTALS	1,836		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2025									Heated Area: 1530 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			160,144
TOTAL MARKET OB/XF VALUE			12,768
TOTAL LAND VALUE - MARKET			353,706
TOTAL MARKET VALUE			526,618
SOH/AGL Deduction			2,920
ASSESSED VALUE			523,698
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			523,698
TOTAL JUST VALUE			526,618
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049250	New Commercial Co	250,000	02/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1961	12/01/2023	WD Q	Q	V	05	1,000,000

GRANTOR: OVERFLOW LAND TRUST
GRANTEE: VICTORY LAND HOLDIN

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=10,15] S34 E45 N34 W45 \$													
CAN=[YR=2025;ORIG=24,6] S9 E17 N9 W17 \$													
CAN=[YR=2025;ORIG=24,49] S9 E17 N9 W17 \$													

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	0	0	4,256.00	UT	3.00	3.00	100	2025	2024		100	12,768	

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	1700	C	1STORY OFF	0		CI			101,059.00	SF		1.00	1.00	1.00	3.50	3.50	353,706							