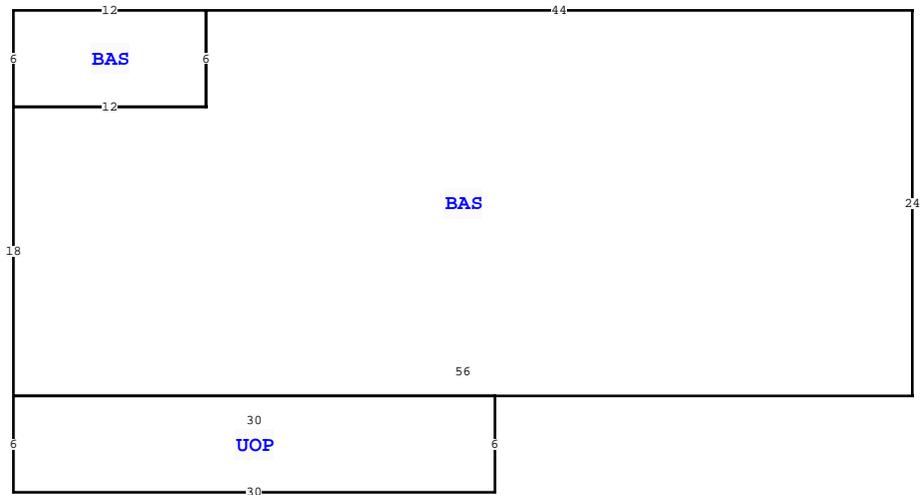


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	4 100				
Bathrooms	2.5 100				
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	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	36317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	9,806
BAS	1,272	100		1,272	173,236
UOP	180	20		36	4,903
TOTALS	1,524			1,380	187,945

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%	2023									Heated Area: 1344 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	187,945		
TOTAL MARKET OB/XF VALUE	550		
TOTAL LAND VALUE - MARKET	11,000		
TOTAL MARKET VALUE	199,495		
SOH/AGL Deduction	0		
ASSESSED VALUE	199,495		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	199,495		
TOTAL JUST VALUE	199,495		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	201,474		
SALE:2:1: LOTS 17 & 18 BLOCK C COLLAGE MANOR UNIT			
SALE:1:1: LOTS 17 & 18 BLK C COLLEGE MANOR UNIT 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048124	Remodel	11,200	09/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/2791	1/27/2022	WD	Q	I	01	173,000
GRANTOR: BARAK N LLC						
GRANTEE: HECKMAN JULES BLAKE						
1442/2753	7/19/2021	WD	Q	I	03	55,000
GRANTOR: CATHEY MELLER CREEL L						
GRANTEE: BARAK N LLC						

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	9		1.00	UT	0.00				150	
2	0166	CONC, PAVMT	0	0	0	0		1.00	UT	0.00				200	
3	0166	CONC, PAVMT	0	0	0	0		1.00	UT	0.00				200	

TOTAL OB/XF													
550													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W44 S6 W12 S18 E56 N24 \$													
UOP=[ORIG=-56,24] S6 E30 N6 W30 \$													
BAS=[ORIG=-44,0] W12 S6 E12 N6 \$													

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	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	11,000							