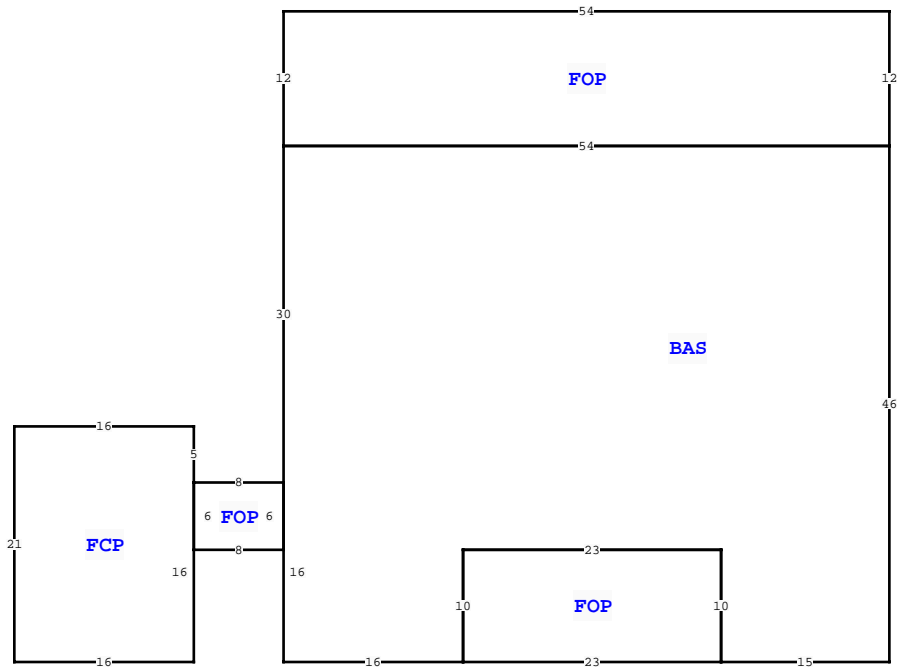


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	13	LAM/VNLPLK	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,254	100	
FCP	336	25	
FOP	48	30	
FOP	230	30	
FOP	648	30	
TOTALS	3,516		
TOTALS		2,615	353,548

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,615	128.4192	143.83	376,115	2020	2020	0	0	1	5.00	94.00
2 SINGLE FAM 100% - 2003										Heated Area: 2254		HX Base Yr 2003



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			353,548
TOTAL MARKET OB/XF VALUE			5,514
TOTAL LAND VALUE - MARKET			109,780
TOTAL MARKET VALUE			468,842
SOH/AGL Deduction			153,504
ASSESSED VALUE			315,338
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			263,927
TOTAL JUST VALUE			468,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044148	Swimming Pool and	55,000	04/11/2022
38894	SFR	0	11/12/2019
38868	DEMOLISH	0	11/06/2019
14320	PUMP/UTPOL	30	07/28/1998
11738	M H	125	10/10/1996
11739	M H	125	10/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0601	10/23/2019	WD	U	I	30	53,700
GRANTOR: PETER R KOLACIA						
GRANTEE: RACHELLE M & PETER						
1147/1979	3/26/2008	WD	Q	I	01	100
GRANTOR: REBECCA GOODMAN & PET						
GRANTEE: PETER KOLACIA						

EXTRA FEATURES			
L	OB/XF CODE	DESCRIPTION	NOTES
1	0021	BARN, FR AE	
2	0166	CONC, PAVMT	
3	0190	FPLC PF	

TOTAL OB/XF										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			05/06/2026			MLU				

L	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	0021	BARN, FR AE	0	100	30	60	1.00	UT	4,000.00	75	1993	1993	3	75	3,000	
2	0166	CONC, PAVMT	0	100	0	0	584.00	UT	2.25	100	2020	2020	3	100	1,314	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2022	2021		100	1,200	
TOTALS																

LAND DESCRIPTION																
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		00	0.00	0.00	9.98	AC		1.00	1.00	1.00	11,000.00	11,000.00

BUILDING NOTES									
BAS= N46 FOP= N12 W54 S12 E54\$ W54 S30 FOP= W8 FCP= N5 W16 S21 E16 N16\$S6 E8 N6\$ S16 E16 FOP= E23 N10 W23 S10\$ N10 E23 S10 E15\$.									

BUILDING DIMENSIONS									
BAS= N46 FOP= N12 W54 S12 E54\$ W54 S30 FOP= W8 FCP= N5 W16 S21 E16 N16\$S6 E8 N6\$ S16 E16 FOP= E23 N10 W23 S10\$ N10 E23 S10 E15\$.									