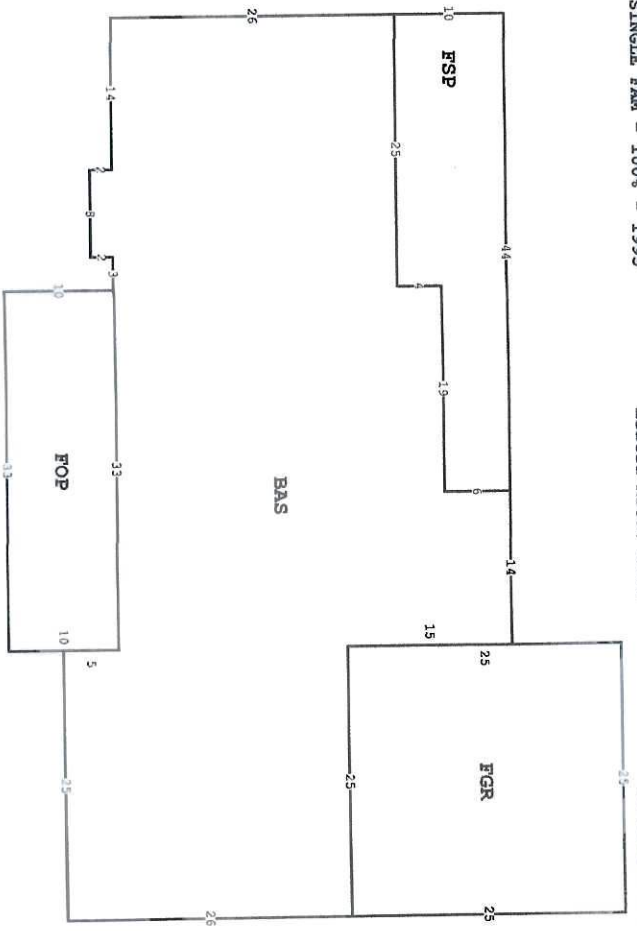


BUILDING CHARACTERISTICS

MARKET ADJUSTMENTS

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF AREA	TOT ADJ PTS	EFF BASE RATE	REPL COST NEW	AVG	EVG	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0100	01	2,979	97.8500	93.94	279,847	1991	1991	0	0	0.35.00	65.00
Roof Structure	03	GABLE/HIP 100												
Roof Cover	03	COMP SHINGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	14	CARPET 80												
Interior Floor	06	VINYL ASB 20												
Air Condition	03	CENTRAL 100												
Heating Type	04	AIR DUCTED 100												
Bedrooms	3	100												
Bathrooms	2	100												
Frame	01	NONE 100												
Stories Architectural	1.1	1.100												
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												
NEIGHBORHOOD/LOC	9316.0100	1.00/												
AREA TYPE	TOTAL GROSS AREA	PCT BASE	TOT ADJ AREA											
BAS	2,390	100	2,390											
FGR	625	55	344											
FOP	330	30	99											
FSP	364	40	146											



OFF RECORD	DATE	TYPE	Q / V / I / CD	RSN	SALE PRICE
0795/1290	9/09/1994	WD	Q	I	125,000
GRANTOR: MICHAEL H & ROBIN REE					
GRANTEE: RALPH P & MARIE E T					
0678/0708	3/04/1989	WD	Q	V	17,900
GRANTOR: PATTON CORP					
GRANTEE: REEDER					

SALES DATA

OFF RECORD	DATE	TYPE	Q / V / I / CD	RSN	SALE PRICE
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GRANTOR: MICHAEL H & ROBIN REE					
GRANTEE: RALPH P & MARIE E T					
0678/0708	3/04/1989	WD	Q	V	17,900
GRANTOR: PATTON CORP					
GRANTEE: REEDER					

BUILDING DIMENSIONS

BAS= W14 FSP= W44 S10 E25 N4 E19 N65 S6 W19 S4 W25 S26 E14 S2
E8 N2 E3 FOP= S10 E3N10 W33 E33 S5 E23 N26 FGR= N25 W25
S25 E25 W25 N15 S5.

EXTRA FEATURES	DESCRIPTION	BID CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	COND	ORIG YEAR ON	YEAR ACTUAL	Q	% COND	OBV/ MKT VALUE	NOTES
1 0190	EPLC PF	0.100	0	0	1.00	UT1,200.00		1,200.00	100	0	0	3	100	1,200	
2 0200	GARAGE F	0.100	0	0	1.00	UT0.00		0.00	100	0	0	3	100	15,000	
3 0260	PAYMENT-A	0.100	12.575		6,900.00	UT1.50		1.50	75	2008	2008	3	75	7,763	
4 0166	CONC, PAYMET	0.100	0	0	87.00	UT3.00		3.00	100	2008	2008	3	100	261	
5 0070	CARPORT UF	0.100	0	0	1.00	UT0.00		0.00	100	2014	2014	3	100	300	
6 0030	BARN, MT	0	0	0	1.00	UT0.00		0.00	100	2018	2018	3	100	10,000	
TOTALS		3.709			2.979			181.901							

LAND DESCRIPTION	LAND USE	DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DEGL	FRZ	YR	CONSRV
1 0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	45,000.00	45,000.00	45,000							
TOTALS																						

REVIEW DATE 06/22/2021 BY JB

Total Acres: 5.12

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

PRINTED 09/06/2023 BY SVS