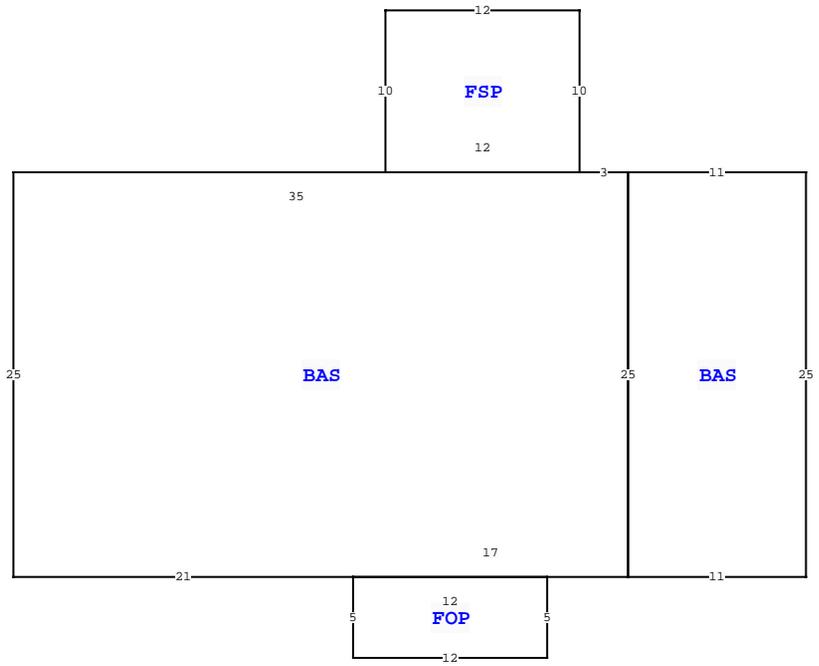


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	275	100	
BAS	950	100	
FOP	60	30	
FSP	120	40	
TOTALS	1,405		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,291	93.7980	105.05	135,620	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1225 HX Base Yr													



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			88,153
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			114,953
SOH/AGL Deduction			0
ASSESSED VALUE			114,953
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,953
TOTAL JUST VALUE			114,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,953
SALE:2:1: SOLD TOO CHEAP PER DARRELL - SOLD "AS IS			
SALE:1:1: LOT 16 BLK 2 SHADY OAKS ACRES UNIT 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1053	9/11/2025	WD	Q	I	01	48,000
GRANTOR: CHAUNCEY DENNIS						
GRANTEE: MCGARRY THOMAS PATR						
1423/2209	11/04/2020	LE	U	I	14	0
GRANTOR: MARY S NODES (ENH LE)						
GRANTEE: DENNIS CHAUNCEY (RM)						

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
TOTALS														800		

LAND DESCRIPTION														TOTAL OB/XF										
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		RSF	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							