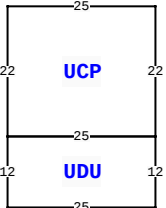


2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										1																																			
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY										STANDARD																												
Exterior Wall		16	WD FR STUC		100	0100	01	1,788	69.0077	77.29	138,195	1935	1935	0	30	35.00	35.00	Tax Group: 1										Tax Dist:																											
Roof Structur		03	GABLE/HIP		100	1 SINGLE FAM 0% - 2024										Heated Area: 1417										HX Base Yr										BUILDING MARKET VALUE										48,368									
Roof Cover		01	MINIMUM		100											TOTAL MARKET OB/XF VALUE										2,400																													
Interior Wall		02	WALL BD/WD		100											TOTAL LAND VALUE - MARKET										9,900																													
Interior Floo		14	CARPET		90											TOTAL MARKET VALUE										60,668																													
Interior Floo		08	SHT VINYL		10											ASSESSED VALUE										60,668																													
Air Condition		03	CENTRAL		100											TOTAL EXEMPTION VALUE										0																													
Heating Type		04	AIR DUCTED		100	BASE TAXABLE VALUE										60,668																																							
Bedrooms			3 100			TOTAL JUST VALUE										60,668																																							
Bathrooms			2 100			NCON VALUE										0																																							
Frame		01	NONE		100	INCOME VALUE																																																	
Stories		1.	1. 100			PREVIOUS YEAR MKT VALUE										60,668																																							
Architectual		05	CONV		100																																																		
Units			0 100																																																				
Condition Adj		01	01 100																																																				
Kitchen Adjus		01	01 100																																																				
Quality		03	03																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA		06																																																		
NEIGHBORHOOD/LOC		32317.060	1.00/																																																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS		1,417	100		1,417	38,332																																																	
FOP		18	30		5	135																																																	
UCP		550	20		110	2,976																																																	
UDU		300	55		165	4,464																																																	
USP		260	35		91	2,462																																																	
TOTALS		2,545			1,788	48,368																																																	
EXTRA FEATURES										448 SE ISABELLA WAY, LAKE CITY																																													
BLD DATE												LGL DATE																																											
XF DATE												LAND DATE																																											
INC DATE												AG DATE																																											
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300																																							
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600																																							
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400																																							
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300																																							
5	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800																																							
LAND DESCRIPTION										TOTAL OB/XF										2,400																																			
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	320.00	110.00	13,200.00	SF		1.00	1.00	1.00	0.75	0.75	9,900																																						
																							</																																