

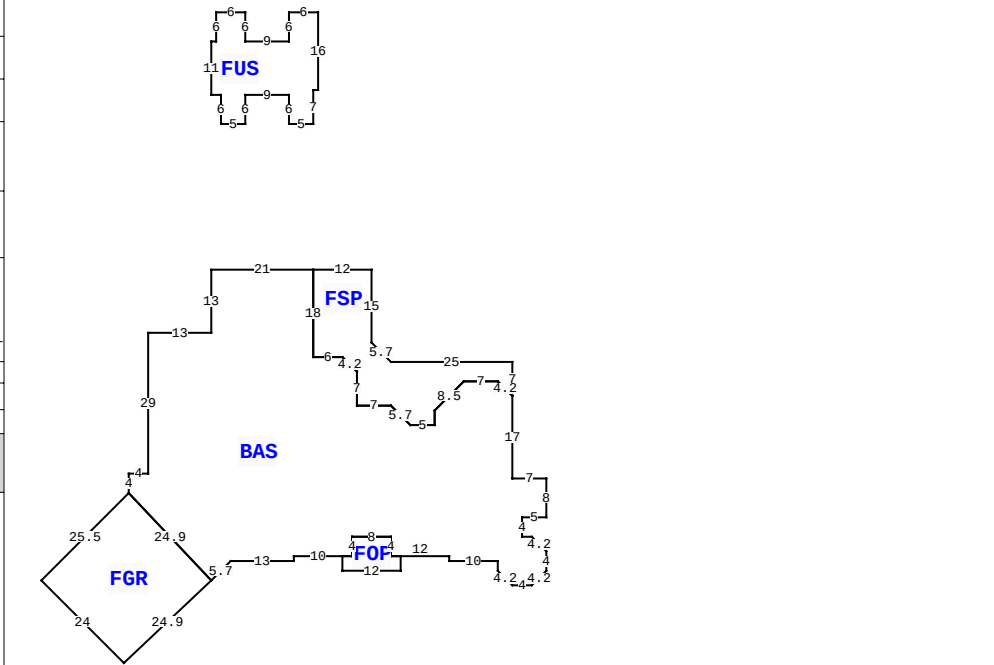


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	08 08
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	1516.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,365	100		3,365	357,259
FGR	613	55		337	35,779
FOP	68	30		20	2,123
FSP	490	40		196	20,809
FUS	373	100		373	39,601

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,291	135.4198	151.67	650,816	2005	2005	0	0	0 30.00	70.00
1 SINGLE FAM			100% - 2006	Heated Area: 3738				HX Base Yr 2006			



TOTALS	4,909			4,291	455,571
EXTRA FEATURES					
182 SW GOVERNORS GLN, LAKE CITY					

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	7,702.00	UT	2.00	2.00	100	2005	2005	3	100	15,404	

LAND DESCRIPTION										TOTAL OB/XF										17,404	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	0100	C	SFR	100		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	18,000.00	18,000.00					
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		455,571			
TOTAL MARKET OB/XF VALUE		17,404			
TOTAL LAND VALUE - MARKET		45,000			
TOTAL MARKET VALUE		517,975			
SOH/AGL Deduction		149,505			
ASSESSED VALUE		368,470			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		317,748			
TOTAL JUST VALUE		517,975			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		527,737			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21972	SFR	979	06/16/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0887/1349	9/01/1999	WD	Q	V	
GRANTOR: WESTFIELD GROUP					
GRANTEE: NICKELSON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W21 S13 W13 S29 W4 S4 FGR= L18 D18 D17 R17 R18 U17 U18 L17 \$ R17 D18 R4 U4 E13 N1 E10 FOP= S3 E12 N3 W2 N4 W8 S4 W2\$ E2 N4 E8 S4 E12 S1 E10 S2 R3 D3 E4 U3 R3 N4 L3 U3 W2 N4 E5 N8 W7 N17 FSP= N7 W25 L4 U4 N15 W12 S18 E6 D3 R3 S7 E7 D4 R4 E5 N3 R6 U6 E7 D3 R3 \$ L3 U3 W7 D6 L6 S3 W5 L4 U4 W7 N7 L3 U3 W6 N18\$ PTR= N30 FUS= N7 E1 N16 W6 S6 W9 N6 W6 S6 W1 S11 E2 S6 E5 N6 E9 S6 E5\$ S30\$.					