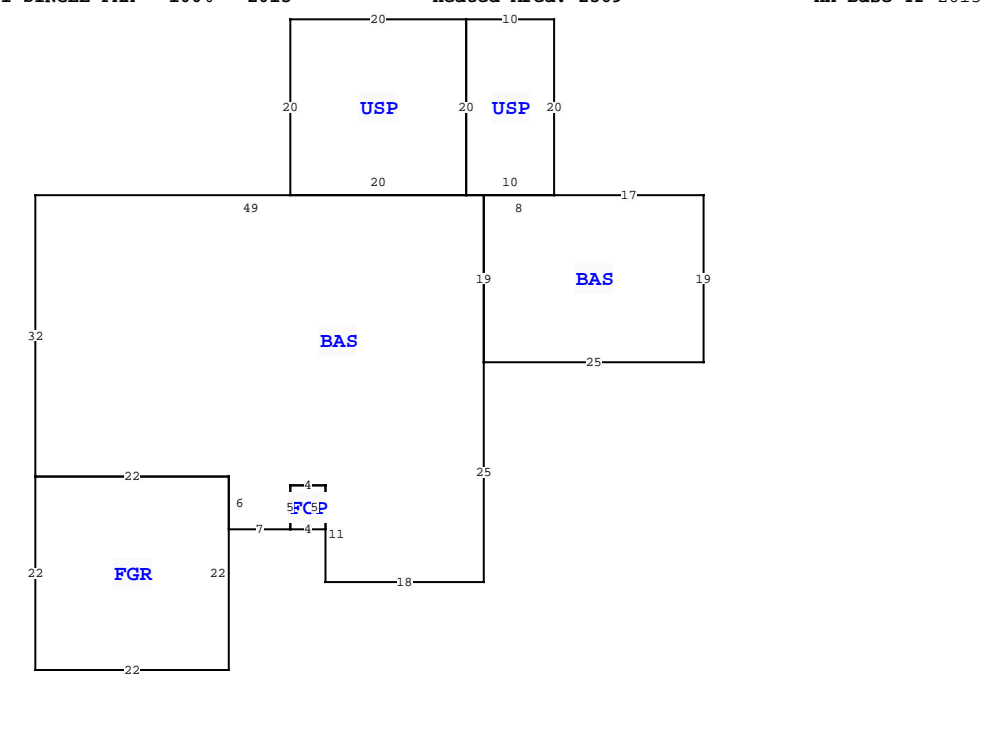


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,851	106.8750	115.42	329,062	1987	1987	0	0	3	35.00	62.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	475	100		475	33,992
BAS	1,894	100		1,894	135,535
FGR	484	55		266	19,035
FOP	20	30		6	430
USP	200	35		70	5,009
USP	400	35		140	10,019
TOTALS	3,473			2,851	204,018

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	100	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	1,500	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1994	1994	3	100	900	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

EXTRA FEATURES													
484 SW ACE LN, LAKE CITY													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/21/2023			MLU							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			204,018
TOTAL MARKET OB/XF VALUE			2,700
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			225,218
SOH/AGL Deduction			78,194
ASSESSED VALUE			147,024
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			96,302
TOTAL JUST VALUE			225,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046928	Roof Replacement	25,000	04/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0094	5/23/2014	WD	Q	I	01	120,000
GRANTOR: PHH MORTGAGE GROUP						
GRANTEE: TARA KRIEGHAUSER						
1264/0511	9/10/2013	QC	U	I	18	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PHH MORTGAGE CORP						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W17 USP= N20 W10 S20 E10\$ W8 BAS= W2 USP= N20 W20 S20 E20\$ W49 S32 FGR= S22E22 N22 W22\$ E22 S6 E7 FOP= E4 N5 W4 S5\$ N5 E4 S11 E18 N25N19\$ S19 E25 N19\$.													

LAND DESCRIPTION																								
TOTAL OB/XF 2,700																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							