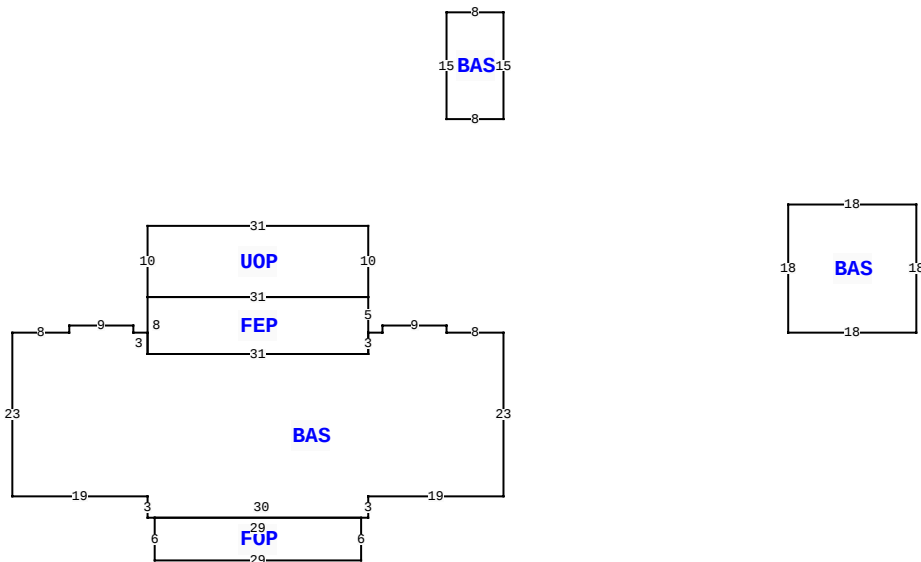


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																					
Exterior Wall	08	WD OR PLY 100	0100	01	2,361	90.7920	101.69	240,090	1989	1989	0	0	0	35.00	65.00	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0										Heated Area: 2049					HX Base Yr					Tax Group: 3					Tax Dist:					156,058				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					21,056																			
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					30,720																			
Interior Floop	14	CARPET 100											TOTAL LAND VALUE - MARKET					207,834																			
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					83,499																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					124,335																			
Bedrooms	3	100											TOTAL EXEMPTION VALUE					HX HB					50,722														
Bathrooms	3	100											BASE TAXABLE VALUE					73,613																			
Frame	01	NONE 100											TOTAL JUST VALUE					207,834																			
Stories	1.	1. 100											NCON VALUE					0																			
Architectural	05	CONV 100											INCOME VALUE					207,834																			
Units	0	100											PREVIOUS YEAR MKT VALUE					207,834																			
Condition Adj	02	02 100																																			
Kitchen Adjus	01	01 100																																			
Quality			05	05																																	
DOR CODE			0100	SINGLE FAMILY																																	
MAP NUM				MKT AREA			02																														
NEIGHBORHOOD/LOC			15516.040			1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	120	100		120	7,932																																
BAS	324	100		324	21,416																																
BAS	1,605	100		1,605	106,088																																
FEP	248	80		198	13,088																																
FOP	174	30		52	3,437																																
UOP	310	20		62	4,098																																
TOTALS			2,781		2,361	156,058																															
EXTRA FEATURES			3367 SW MAULDIN AVE, LAKE CITY										BLD DATE		LGL DATE		04/07/2025		MLU																		
													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	0280	POOL R/CON	0	100	32	16			512.00	UT	70.00				14,336																						
2	0210	GARAGE U	0	100	20	29			580.00	UT	18.00				5,220																						
3	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				1,500																						