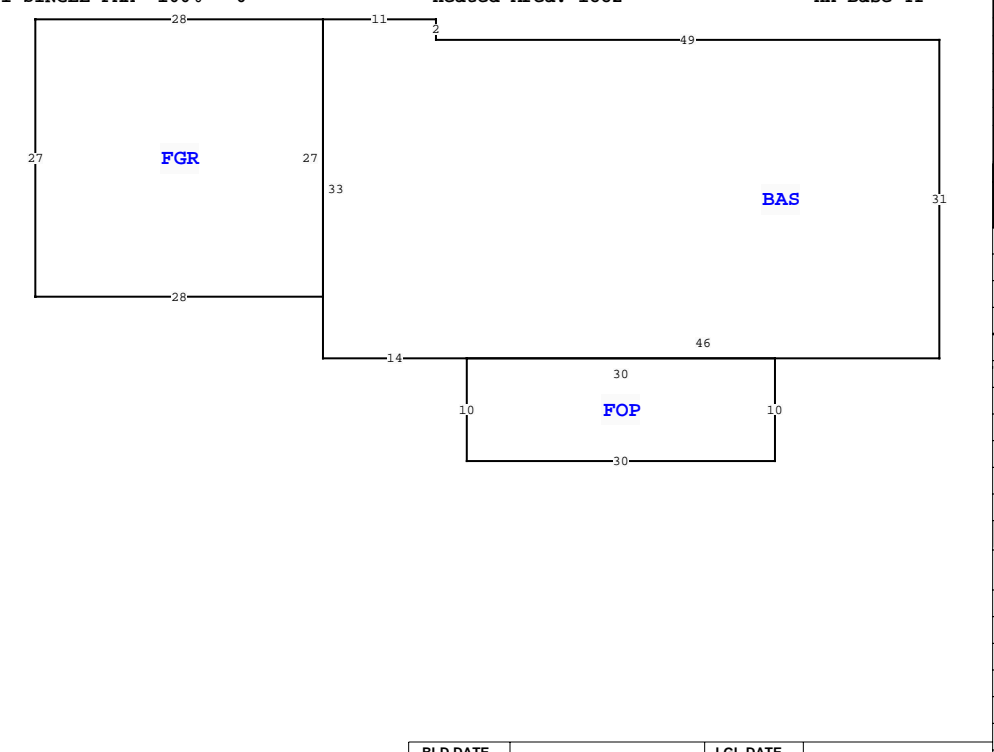


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,388	106.5060	119.29	284,865	1985	1985	0	0	35.00	65.00		



DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		MKT AREA			
		06			
NEIGHBORHOOD/LOC					
16417.080 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100		1,882	145,928
FGR	756	55		416	32,256
FOP	300	30		90	6,978
TOTALS	2,938			2,388	185,162

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			185,162	
TOTAL MARKET OB/XF VALUE			4,600	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			208,262	
SOH/AGL Deduction			92,411	
ASSESSED VALUE			115,851	
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722	
BASE TAXABLE VALUE			10,129	
TOTAL JUST VALUE			208,262	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			196,682	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30475	MAINT/ALTR	45	09/19/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2271	6/12/2023	LE	U	I	14	100
GRANTOR: KITE EVA C (ENH LIFE)						
GRANTEE: HARRY VICKIE L (RMD)						
1228/1252	1/23/2012	PB	U	I	30	100
GRANTOR: JAMES M KITE (ESTATE)						
GRANTEE: EVA C KITE						

EXTRA FEATURES														420 SE MOHAWK WAY, 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	0210	GARAGE U	0 100	24 17	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0258	PATIO	0 100	0 0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W49 N2 W11 FGR= W28 S27E28 N27S S33 E14 FOP= S10 E30 N10 W30S E46 N31S.	

LAND DESCRIPTION														TOTAL OB/XF 4,600										
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							