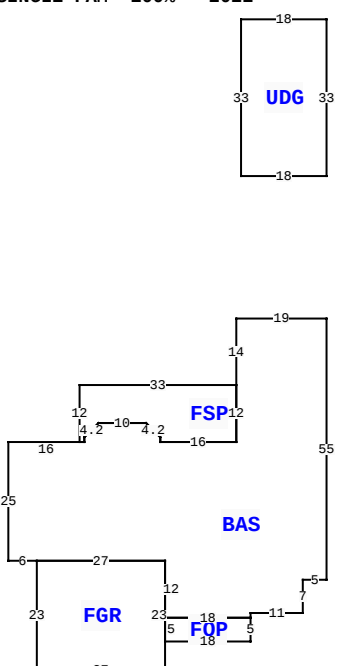




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										STANDARD																															
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				TAX DIST:				STANDARD																				
Exterior Wall	19	COMMON BRK 90								0100	01	3,413	133.8018	149.86	511,472	2003	2003	0	0	0	22.00	78.00	Tax Group: 2				HX HB VX																								
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM 100% - 2022														Heated Area: 2581														HX Base Yr 2022													
Roof Cover	14	PREFIN MT 100																																																	
Interior Wall	05	DRYWALL 100																																																	
Interior Floo	14	CARPET 80																																																	
Interior Floo	12	HARDWOOD 20																																																	
Air Condition	03	CENTRAL 100																																																	
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE				382,821																							
Bedrooms	4	100																						TOTAL EXEMPTION VALUE				55,722																							
Bathrooms	3	100																						BASE TAXABLE VALUE				327,099																							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE				442,160																							
Stories	1.	1. 100																						NCON VALUE				0																							
Architectual	05	CONV 100																						INCOME VALUE																											
Units	0	100																						PREVIOUS YEAR MKT VALUE				447,275																							
Condition Adj	03	03 100																																																	
Kitchen Adjus	01	01 100																																																	
Quality	07	07																																																	
DOR CODE	0100	SINGLE FAMILY																																																	
MAP NUM		MKT AREA																																																	
NEIGHBORHOOD/LOC	22316.010	1.00/																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOTAL ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	2,581	100		2,581	301,695																																														
FGR	621	55		342	39,977																																														
FOP	90	30		27	3,156																																														
FSP	341	40		136	15,897																																														
UDG	594	55		327	38,223																																														
TOTALS	4,227			3,413	398,948																																														
EXTRA FEATURES						286 NW LAKE VALLEY TER, 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	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000																																				
2	0166	CONC,PAVMT	0100	0	0	2,156.00	UT	2.00	2.00	100	2003	2003	3	100	4,312																																				
3	0296	SHED METAL	0100	0	0	1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900																																				
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