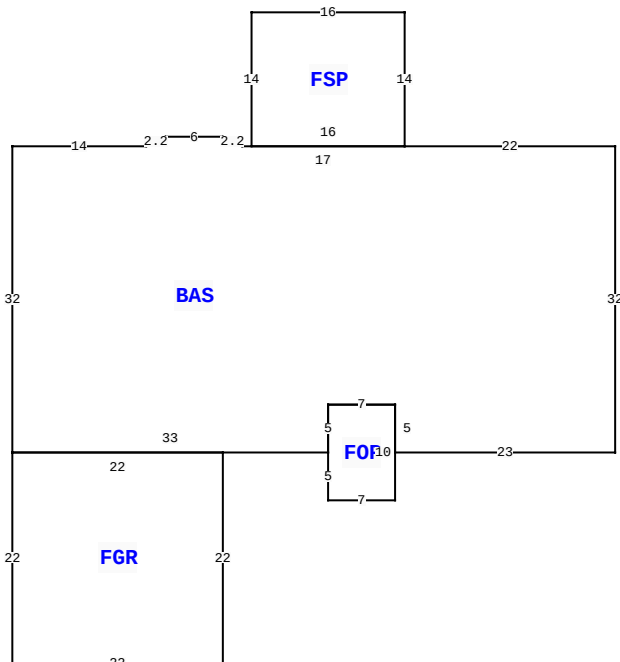


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										2				
ELEMENT	CD	CONSTRUCTION	VALUATION SUMMARY																																									
Exterior Wall	19	COMMON BRK 100	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD																							
Roof Structur	03	GABLE/HIP 100	0100		01	2,366	119.2611	133.57	316,027	2006	2006	0	0	0	19.00	81.00	Tax Group: 2				Tax Dist:																							
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM 100% - 2007														Heated Area: 1989														HX Base Yr 2007													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														255,982													
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE														29,731													
Interior Floo	15	HARDTILE 10															TOTAL LAND VALUE - MARKET														35,000													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														320,713													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														110,019													
Bedrooms		4 100															ASSESSED VALUE														210,694													
Bathrooms		2 100															TOTAL EXEMPTION VALUE														HX HB 50,722													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														159,972													
Stories	1.	1. 100															TOTAL JUST VALUE														320,713													
Architectual	05	CONV 100															NCON VALUE														0													
Units		0 100	INCOME VALUE																																									
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE														325,133																											
Kitchen Adjus	01	01 100																																										
Quality	06	06																																										
DOR CODE	0100	SINGLE FAMILY																																										
MAP NUM		MKT AREA	06																																									
NEIGHBORHOOD/LOC	24416.040	1.00/																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,989	100		1,989	215,194																																							
FGR	484	55		266	28,779																																							
FOP	70	30		21	2,272																																							
FSP	224	40		90	9,737																																							
TOTALS	2,767			2,366	255,982																																							
EXTRA FEATURES					146 SW LIGHTER GLN, LAKE CITY															BLD DATE					LGL DATE					04/03/2025					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	0166	CONC, PAVMT	0	100	0	0	931.00	UT	3.00	3.00	100	2006	2006	3	100	2,793																												
2	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2007	2007	3	54	17,010																												
3	0282	POOL ENCL	0	100	24	37	888.00	UT	15.00	15.00	100	2007	2007	3	40	5,328																												
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2009	2009	3	50	600																												
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000																												