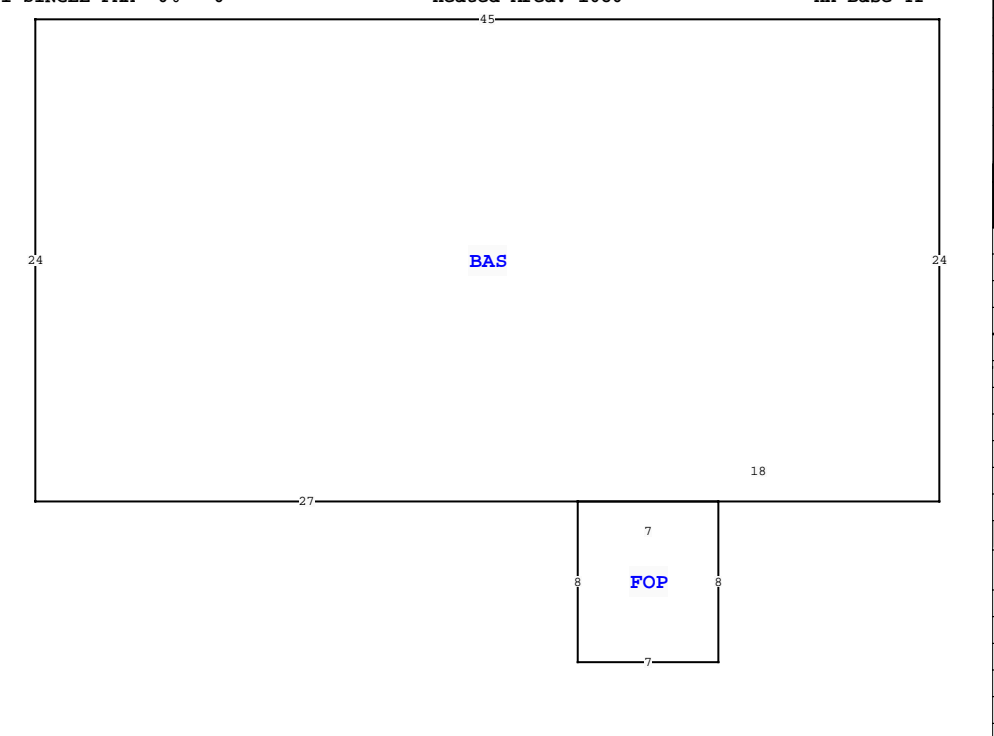




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 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	1,097	98.4300	110.24	120,933	1972	1972	10	0	0	35.00	55.00		



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		07	28317.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	65,482
FOP	56	30		17	1,031
TOTALS	1,136			1,097	66,513

150 NE DERBY TER, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		66,513	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		8,400	
TOTAL MARKET VALUE		75,813	
SOH/AGL Deduction		0	
ASSESSED VALUE		75,813	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		75,813	
TOTAL JUST VALUE		75,813	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,813	
SALE: 3:1: CERTIFICATE OF TITLEYN HEIGHTS-CERTIFIAC			
SALE: 2:1: LOT 11 BLK 3 CAROLYN HEIGHTS			
SALE: 1:1: LOT 11 BLK 3 CAROLYN HEIGHTS			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0167	2/10/2010	WD	U	I	34	28,000
GRANTOR: CLARENCE H ROSSIN						
GRANTEE: JOYCE MCCLOUDE GRIF						
0852/2201	2/03/1998	AG	Q	I		28,000
GRANTOR: ROSSIN						
GRANTEE: GRIFFIN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 S24 E27 FOP= S8 E7 N8 W7\$ E18 N24\$.	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION										TOTAL OB/XF														
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							