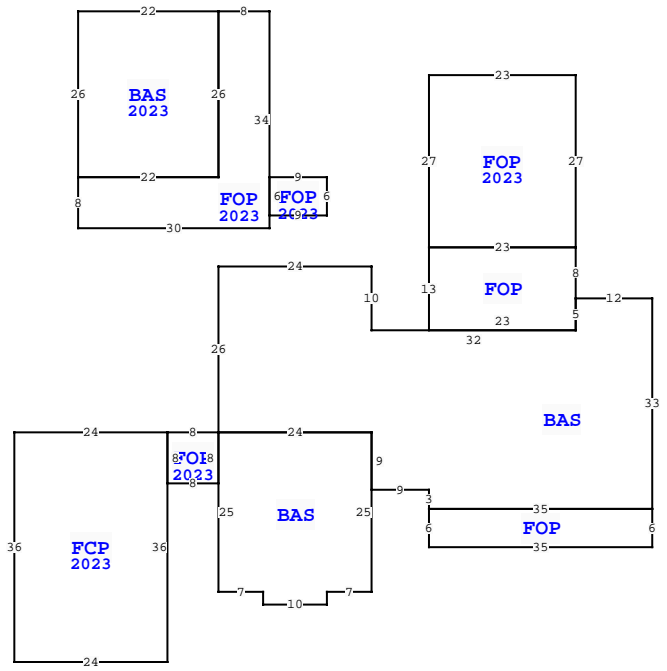


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,805	119.5040	129.06	491,073	2019	2019	0	0	5.00	95.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 3081 HX Base Yr 2022												



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	29216.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100		620	76,016
BAS	1,889	100		1,889	231,604
BAS	572	100	2023	572	70,131
FCP	864	25	2023	216	26,483
FOP	210	30		63	7,724
FOP	299	30		90	11,034
FOP	54	30	2023	16	1,962
FOP	64	30	2023	19	2,329
FOP	448	30	2023	134	16,429
FOP	621	30	2023	186	22,805
TOTALS	5,641			3,805	466,519

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			466,519
TOTAL MARKET OB/XF VALUE			92,316
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			603,835
SOH/AGL Deduction			89,519
ASSESSED VALUE			514,316
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			463,594
TOTAL JUST VALUE			603,835
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			591,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044851	Solar Power Syste	53,210	06/30/2022
000043832	Swimming Pool and	60,000	03/03/2022
000043336	Additions	85,000	12/08/2021
000043337	Additions	132,000	12/08/2021
37547	SFR	1,035	12/14/2018
37144	PUMP/UTPOL	50	08/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/848	2/12/2021	WD	Q	I	01	389,900
GRANTOR: SPRING JOHN DAVID						
GRANTEE: HETRICK CHRISTOPHER						
1354/0537	2/16/2018	WD	Q	V	01	42,000
GRANTOR: RONNIE L CADLE II						
GRANTEE: JOHN DAVID & ANITA						

EXTRA FEATURES																
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	0031	BARN,MT AE	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	35,000	
2	0166	CONC,PAVMT	0	100	0	180.00	UT	2.00	2.00	100	2019	2019	3	100	360	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		75	4,500	
4	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0280	POOL R/CON	0	100	0	640.00	UT	70.00	70.00	100	2023	2022		97	43,456	
6	0166	CONC,PAVMT	0	100	0	1,500.00	UT	3.00	3.00	100	2023	2022		100	4,500	
7	0169	FENCE/WOOD	0	100	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

446 NW CAMBRIDGE HILL WAY, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/14/2025	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF													92,316	

BUILDING NOTES												
BAS=[ORIG=0,0] W12 S5 W32 N10 W24 S26 E24 S9 E9 S3 E35 N33 \$												
FCP=[YR=2023;ORIG=-76,21] W24 S36 E24 N36 \$												
FOP=[YR=2023;ORIG=-12,-35] W23 S27 E23 N27 \$												
BAS=[ORIG=-68,21] S25 E7 S2 E10 N2 E7 N25 W24 \$												
BAS=[YR=2023;ORIG=-68,-45] W22 S26 E22 N26 \$												
FOP=[YR=2023;ORIG=-60,-45] W8 S26 W22 S8 E30 N34 \$												
FOP=[ORIG=-12,0] N8 W23 S13 E23 N5 \$												
FOP=[ORIG=-35,33] S6 E35 N6 W35 \$												
FOP=[YR=2023;ORIG=-76,21] E8 S8 W8 N8 \$												
FOP=[YR=2023;ORIG=-60,-19] E9 S6 W9 N6 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W12 S5 W32 N10 W24 S26 E24 S9 E9 S3 E35 N33 \$												
FCP=[YR=2023;ORIG=-76,21] W24 S36 E24 N36 \$												
FOP=[YR=2023;ORIG=-12,-35] W23 S27 E23 N27 \$												
BAS=[ORIG=-68,21] S25 E7 S2 E10 N2 E7 N25 W24 \$												
BAS=[YR=2023;ORIG=-68,-45] W22 S26 E22 N26 \$												
FOP=[YR=2023;ORIG=-60,-45] W8 S26 W22 S8 E30 N34 \$												
FOP=[ORIG=-12,0] N8 W23 S13 E23 N5 \$												
FOP=[ORIG=-35,33] S6 E35 N6 W35 \$												
FOP=[YR=2023;ORIG=-76,21] E8 S8 W8 N8 \$												
FOP=[YR=2023;ORIG=-60,-19] E9 S6 W9 N6 \$												

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	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								