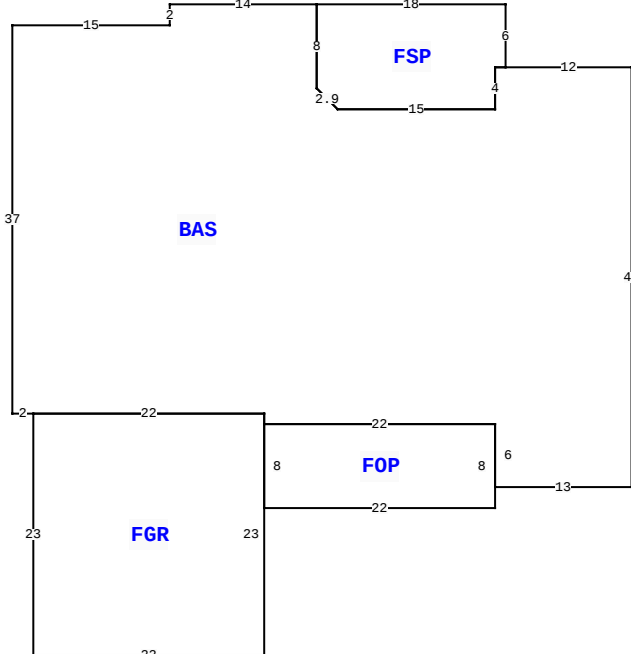


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 100	0100	01	2,539	117.8205	131.96	335,046	2003	2003	0	0	0	22.00	78.00	VALUATION BY													
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM 100% - 2023													STANDARD													
Roof Cover	03	COMP SHNGL 100	Heated Area: 2138													Tax Group: 2													
Interior Wall	05	DRYWALL 100	HX Base Yr 2023													Tax Dist:													
Interior Floor	14	CARPET 90														BUILDING MARKET VALUE													
Interior Floor	06	VINYL ASB 10														TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													
Bedrooms	3	100														SOH/AGL Deduction													
Bathrooms	2	100														ASSESSED VALUE													
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													
Stories	1.	1. 100														BASE TAXABLE VALUE													
Architectural	05	CONV 100														TOTAL JUST VALUE													
Units	0	100														NCON VALUE													
Condition Adj	03	03 100														INCOME VALUE													
Kitchen Adj	01	01 100														PREVIOUS YEAR MKT VALUE													
Quality	06	06																											
DOR CODE	0100		SINGLE FAMILY																										
MAP NUM			MKT AREA		06																								
NEIGHBORHOOD/LOC	30417.020		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,138	100		2,138	220,061																								
FGR	506	55		278	28,614																								
FOP	176	30		53	5,455																								
FSP	174	40		70	7,205																								
TOTALS	2,994			2,539	261,336																								
EXTRA FEATURES					195 SW NIGHTSHADE DR, 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	0166	CONC, PAVMT	0	100	0	0	2,084.00	UT	2.00	2.00	100	2003	2003	3	100	4,168													
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000													
					</																								