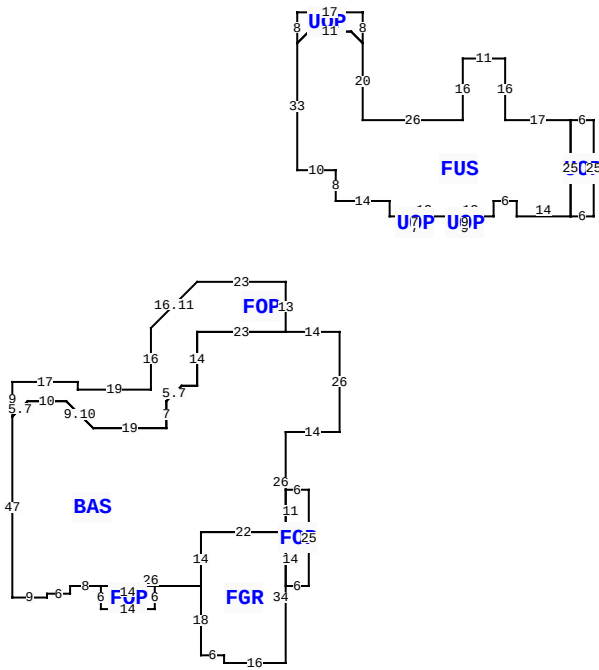


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 50	0100	01	6,707	128.5350	143.96	965,540	2009	2009	0	0	0	20.00	80.00	VALUATION BY						STANDARD																	
Exterior Wall	17	MSNRY STUC 50	1 SINGLE FAM 100% - 2010										Heated Area: 5909					HX Base Yr 2010																					
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	08	CLAY TILE 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	15	HARDTILE 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		6 100																																					
Bathrooms		4.5 100																																					
Frame	03	MASONRY 100																																					
Stories	1.	1. 100																																					
Architectural	05	CONV 100																																					
Units		0 100																																					
Condition Adj	03	03 100																																					
Quality																		07	07																				
DOR CODE			0100	SINGLE FAMILY																																			
MAP NUM					MKT AREA										01																								
NEIGHBORHOOD/LOC			30316.020		1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,776	100		3,776	434,874																																		
FGR	736	55		405	46,643																																		
FOP	84	30		25	2,879																																		
FOP	150	30		45	5,182																																		
FOP	883	30		265	30,519																																		
FUS	2,133	100		2,133	245,654																																		
UOP	21	20		4	461																																		
UOP	27	20		5	576																																		
UOP	94	20		19	2,188																																		
UOP	150	20		30	3,455																																		
TOTALS	8,054			6,707	772,432																																		
EXTRA FEATURES																	518 SW WINDSOR 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	3,993.00	UT	2.50	2.50	100	2009	2009	3	100	9,983																							
2	0280	POOL R/CON	0	100	12	32	384.00	UT	70.00	70.00	100	2010	2010	3	65	17,472																							
3	0166	CONC, PAVMT	0	100	0	0	1,102.00	UT	2.25	2.25	100	2010	2010	3	100	2,480																							
4	0282	POOL ENCL	0	100	0	0	2,508.00	UT	15.00	15.00	30	2010	2010	3	30	11,286																							