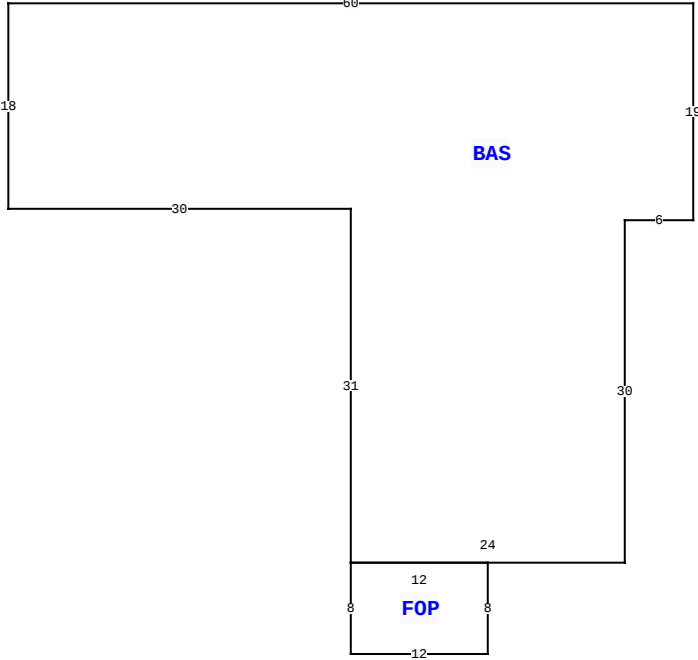


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality			04	04	
DOR CODE			0100	SINGLE FAMILY	
MAP NUM		MKT AREA		07	
NEIGHBORHOOD/LOC			33317.110	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	101,616
FOP	96	30		29	1,610
TOTALS	1,926			1,859	103,227

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,859	90.1469	100.96	187,685	1950	1950	10	0	0 35.00	55.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1830 HX Base Yr 2018												
												
469 SE MONTROSE AVE, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

COLUMBIA COUNTY PROPERTY											PAGE 1 of 1	2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE					103,227							
TOTAL MARKET OB/XF VALUE					1,750							
TOTAL LAND VALUE - MARKET					12,450							
TOTAL MARKET VALUE					117,427							
SOH/AGL Deduction					33,764							
ASSESSED VALUE					83,663							
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE					32,941							
TOTAL JUST VALUE					117,427							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					117,427							
LAND:1:1: 21,000SF=1 ADJ ASSESSED LOT(4 PLATTED LO												
SALE:1:1: CERTIFICATE OF TITLE (RURAL HOUSING TRUS												