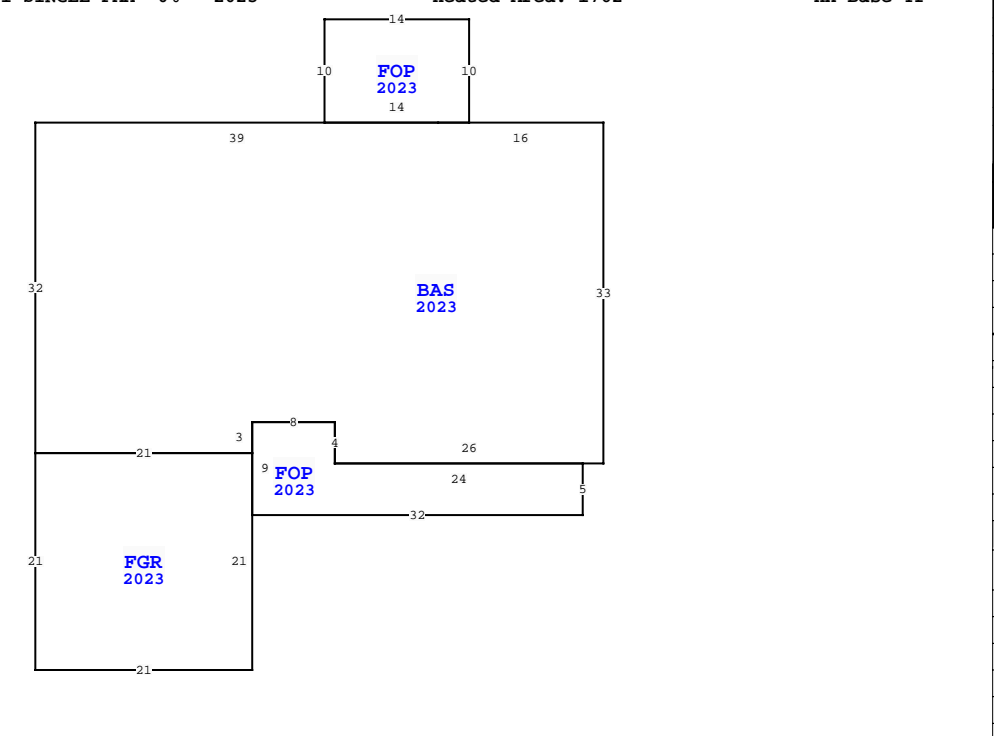


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,105	120.2850	134.72	283,586	2022	2022	0	0	2.00	98.00	



SINGLE FAMILY					
MAP NUM	MKT AREA		06		
NEIGHBORHOOD/LOC	34316.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	2023	1,762	232,629
FGR	441	55	2023	243	32,082
FOP	140	30	2023	42	5,545
FOP	192	30	2023	58	7,658
TOTALS	2,535			2,105	277,914

536 NW OAKMONT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	0	1,158.00	UT	3.00	3.00	100	2023	2022		100	3,474	

TOTAL OB/XF 3,474

LAND DESCRIPTION																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			277,914
TOTAL MARKET OB/XF VALUE			3,474
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			305,388
SOH/AGL Deduction			29,510
ASSESSED VALUE			275,878
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			275,878
TOTAL JUST VALUE			305,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00758	SFR		02/05/2021
20200757	NEW SFR		02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/1620	5/06/2022	WD Q	Q	I	01	271,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL NILESH R						
1425/211	11/19/2020	WD Q	Q	V	05	312,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,20] W16 W39 S32 E21 N3 E8 S4 E26 N33 \$												
FGR=[YR=2023;ORIG=46,52] W21 S21 E21 N21 \$												
FOP=[YR=2023;ORIG=67,10] W14 S10 E14 N10 \$												
POP=[YR=2023;ORIG=78,53] W24 N4 W8 S9 E32 N5 \$												