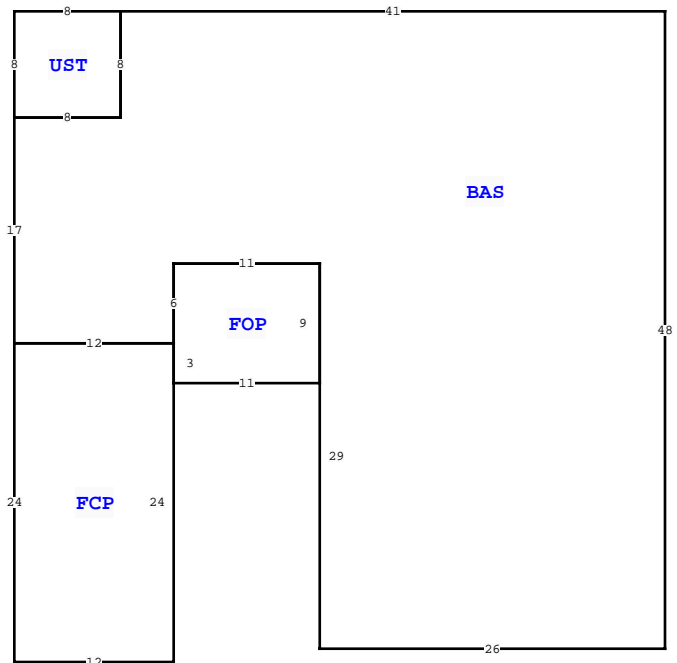


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2001									Heated Area: 1693 HX Base Yr 2001	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC		5417.0600 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100		1,693	138,778
FCP	288	25		72	5,902
FOP	99	30		30	2,459
UST	64	45		29	2,377
TOTALS	2,144			1,824	149,516

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			149,516
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			21,600
TOTAL MARKET VALUE			171,966
SOH/AGL Deduction			71,576
ASSESSED VALUE			100,390
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			48,979
TOTAL JUST VALUE			171,966
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	SFR	0	05/23/2017
502	DEMOLISH	0	05/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0898/2146	3/10/2000	WD Q	Q	I		72,500
GRANTOR: M HOFFMAN						
GRANTEE: R LYNCH						

EXTRA FEATURES			
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0258	PATIO	0.00
3	0294	SHED WOOD/	0.00

TOTAL OB/XF			
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
TOTALS			
850			

954 SE DIVISION AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/19/2026		MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W41 UST= W8 S8 E8 N8\$ S8 W8S17 FCP= S24 E12 N24 W12\$ E12 FOP= S3 E11 N9 W11 S6\$ N6 E11 S29 E26 N48\$.													

LAND DESCRIPTION														TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			*RSF-	280.00	180.00	14,400.00	SF		1.00	1.00	1.00	1.50	1.50	21,600							