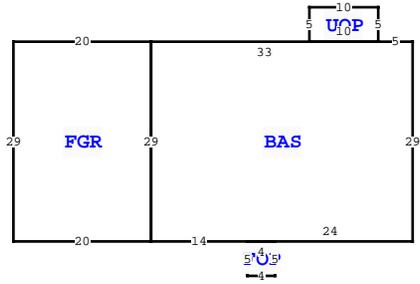
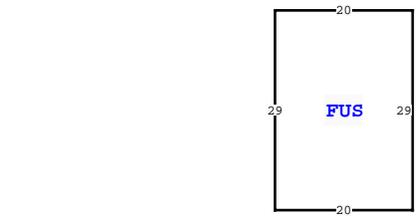


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 80 |
| Exterior Wall | 19 COMMON BRK 20 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 90 |
| Interior Floo | 15 HARDTILE 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1.5 1.5 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| DOR CODE | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,017 | 111.5258 | 124.91 | 251,943 | 1964 | 1985 | | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM | | | 100% - 2014 | | | Heated Area: 1682 | | | HX Base Yr 2014 | | | |



| MAP NUM | MKT AREA | 06 | | | | |
|------------------|--------------|------------------|-------------|------|--------------|----------------------|
| 5417.0600 | 1.00/ | | | | | |
| NEIGHBORHOOD/LOC | AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| | BAS | 1,102 | 100 | | 1,102 | 89,473 |
| | FGR | 580 | 55 | | 319 | 25,900 |
| | FOP | 20 | 30 | | 6 | 487 |
| | FUS | 580 | 100 | | 580 | 47,091 |
| | UOP | 50 | 20 | | 10 | 812 |
| TOTALS | 2,332 | | | | 2,017 | 163,763 |

494 SE OAK ST, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 |
| 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 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |

TOTAL OB/XF 500

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | 200.00 | 102.00 | 10,160.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 10,160 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | 163,763 | | |
| TOTAL MARKET OB/XF VALUE | 500 | | |
| TOTAL LAND VALUE - MARKET | 10,160 | | |
| TOTAL MARKET VALUE | 174,423 | | |
| SOH/AGL Deduction | 71,360 | | |
| ASSESSED VALUE | 103,063 | | |
| TOTAL EXEMPTION VALUE | 51,411 | | |
| BASE TAXABLE VALUE | 51,652 | | |
| TOTAL JUST VALUE | 174,423 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 174,423 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1255/1011 | 5/24/2013 | TR Q | Q | I | 01 | 108,900 |
| GRANTOR: KATHLEEN L WILKINSON | | | | | | |
| GRANTEE: WILLIAM J & LEANNE | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W5 UOP= N5 W10 S5 E10\$ W33 FGR= W20 S29 E20 N29\$ S29E14 | | | | | | | | | | | |
| FOP= S5 E4 N5 W4\$ E24 N29\$ PTR=N60 FUS= W20 S29 E20 N29\$ S60\$. | | | | | | | | | | | |