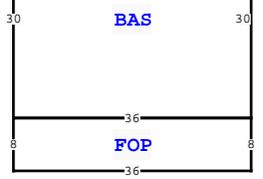
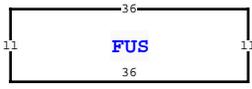
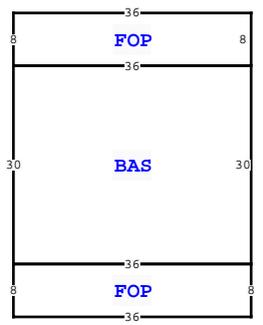
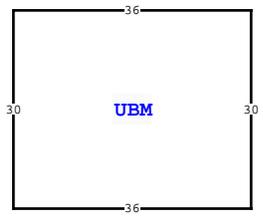


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	12	HARDWOOD	80			
Interior Floo	14	CARPET	20			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2.5	100			
Frame	02	WOOD FRAME	100			
Stories	2.	2.	100			
Architectual	05	CONV	100			
Units		0	100			
Condition Adj	02	02	100			
Kitchen Adjus	01	01	100			
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	1,080	100		1,080	106,157	
FOP	288	30		86	8,453	
FOP	288	30		86	8,453	
FUS	396	100		396	38,925	
UBM	1,080	20		216	21,232	
TOTALS	3,132			1,864	183,219	

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%	2017								
				Heated Area:	1476			HX Base Yr	2017		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			183,219
TOTAL MARKET OB/XF VALUE			5,483
TOTAL LAND VALUE - MARKET			20,150
TOTAL MARKET VALUE			208,852
SOH/AGL Deduction			65,020
ASSESSED VALUE			143,832
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			92,421
TOTAL JUST VALUE			208,852
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3365	SFR	756	08/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2251	2/17/2016	WD	Q	I	01	142,000
GRANTOR: ROBERT MASTERS						
GRANTEE: BRENDA ANN KELSOE						
1171/0612	4/14/2009	QC	U	I	11	100
GRANTOR: WILLIAM H FREEMAN						
GRANTEE: ROBERT MASTERS						

820 SE ZINNIA WAY, 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,161.00	UT	3.00	3.00	100	2006	2006	3	100	3,483	

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS= N30 FOP= N8 W36 S8 E36\$ W36 S30 FOP= S8 E36 N8 W36\$
E36PTR= N60 UBM= N30 W36 S30 E36\$ S60\$PTR= N30 E60 FUS= N11 W36 S11 E36\$ S30 W60\$.

LAND DESCRIPTION										TOTAL OB/XF														
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	100			0.00	0.00	20,150.00	SF		1.00	1.00	1.00	1.00	1.00	20,150							