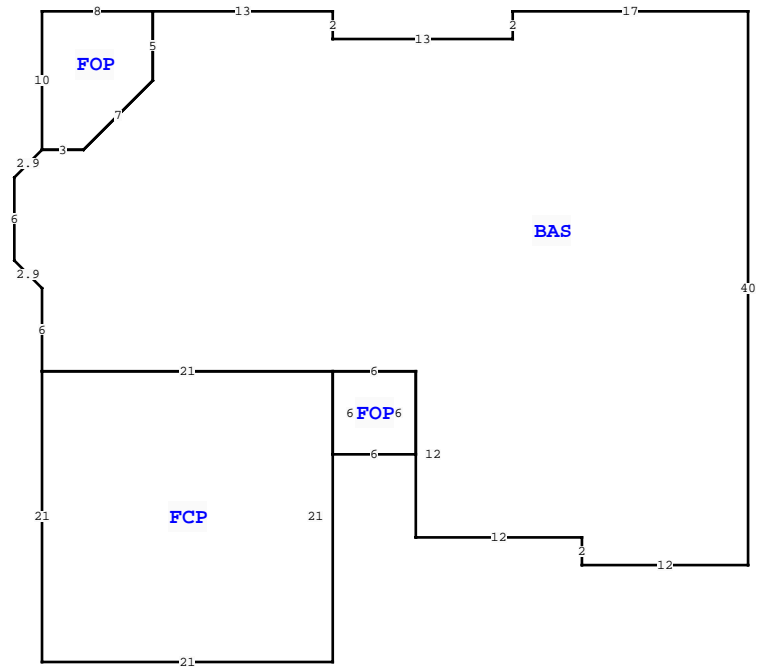


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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
BAS	1,561	100	
FCP	441	25	
FOP	36	30	
FOP	68	30	
TOTALS	2,106		

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% - 2021									
			Heated Area: 1561			HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1																			
VALUATION SUMMARY																								
VALUATION BY	STANDARD																							
Tax Group: 1	Tax Dist:																							
BUILDING MARKET VALUE	178,781																							
TOTAL MARKET OB/XF VALUE	2,545																							
TOTAL LAND VALUE - MARKET	13,365																							
TOTAL MARKET VALUE	194,691																							
SOH/AGL Deduction	39,154																							
ASSESSED VALUE	155,537																							
TOTAL EXEMPTION VALUE	51,411			HX HB																				
BASE TAXABLE VALUE	104,126																							
TOTAL JUST VALUE	194,691																							
NCON VALUE	0																							
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE	192,790																							
SALE:1:1: LOT 6 BLK 9 FOREST HILLS UNIT 1																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
185	MAINT/ALTR	50	04/23/2013																					
430	MAINT/ALTR	50	08/20/2012																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1415/0371	7/13/2020	WD Q	Q	I	01	162,500																		
GRANTOR: ROY L & BETTY R BROWN																								
GRANTEE: AMANDA A DEKLE-HUNT																								
0976/2458	3/07/2003	WD Q	Q	I	03	100																		
GRANTOR: SYLVIA J LYNCH & GARY																								
GRANTEE: ROY L & BETTY R BRO																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
641 SE SUNFLOWER PL, LAKE CITY						05/19/2026 MLU																		
EXTRA FEATURES						BUILDING NOTES																		
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	0		830.00	100	1995	1995	3	100	1,245										
2	0296	SHED METAL	0	100	10	12		1.00	100	1993	1993	3	100	400										
3	0120	CLFENCE	4	0	100	0		1.00	100	1993	1993	3	100	300										
4	0296	SHED METAL	0	100	0	0		1.00	100	2011	2011	3	100	600										
TOTAL OB/XF														2,545										
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	100		RSF-2	0.00	0.00	9,900.00	SF		1.00	1.00	0.90	1.50	1.35	13,365							