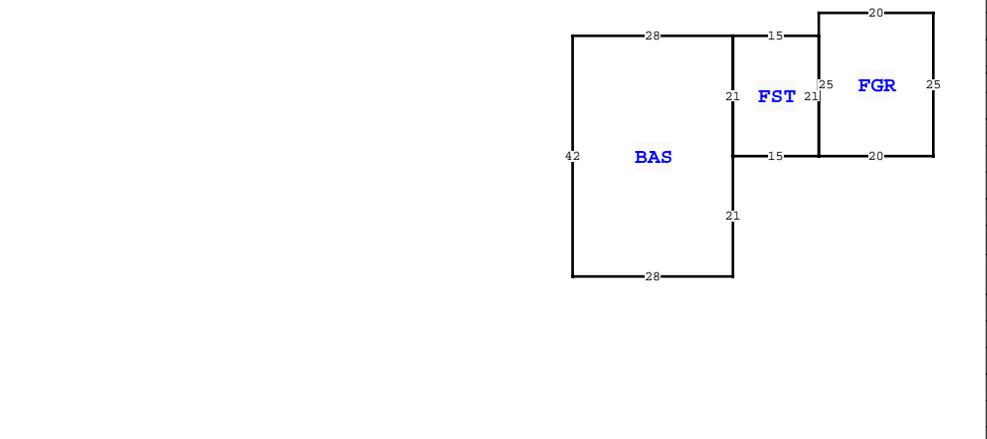
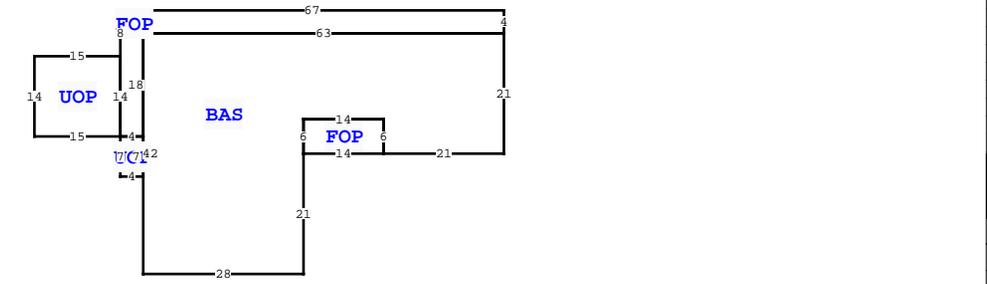


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,626	107.5305	122.58	444,475	1966	1966	0	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	93,700
BAS	1,827	100		1,827	145,570
FGR	500	55		275	21,912
FOP	84	30		25	1,992
FOP	340	30		102	8,127
FST	315	55		173	13,784
UOP	28	20		6	478
UOP	210	20		42	3,346
<b>TOTALS</b>	<b>4,480</b>			<b>3,626</b>	<b>288,909</b>

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		1.00	UT 0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2014	2014	3	100	2,000	
3	0081	DECKING WI	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	500	

EXTRA FEATURES												TOTAL OB/XF	
780 SW VALLEY WAY, LAKE CITY												2,800	

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	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-	210.00	225.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BLD DATE												LGL DATE											
XF DATE												LAND DATE											
INC DATE												AG DATE											
												04/14/2026 MLU											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		288,909			
TOTAL MARKET OB/XF VALUE		2,800			
TOTAL LAND VALUE - MARKET		22,500			
TOTAL MARKET VALUE		314,209			
SOH/AGL Deduction		145,206			
ASSESSED VALUE		169,003			
TOTAL EXEMPTION VALUE		HX HB 13 169,003			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		314,209			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		305,141			

SALE:3:1: LOT 6 BLK 2 LAKE FOREST UNIT 2  
 SALE:2:1: LOT 6 BLK 2 LAKE FOREST  
 SALE:1:1: LOT 6 BLK 2 LAKE FOREST S/D UNIT 2.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0897	8/08/2014	WD	U	I	11	100
GRANTOR: CHARLES RANDALL TATE						
GRANTEE: RICHARD A COLE						
1279/0898	8/07/2014	WD	Q	I	01	145,000
GRANTOR: RICHARD A COLE (SINGL						
GRANTEE: ERNEST A EDWARDS						

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP= N4 W67 S8 UOP= W15 S14 E15 N14\$ S14 UOP= S7 E4 N7 W4\$ E4 N18 E63\$ BAS= W63 S42 E28 N21 FOP= E14 N6W14 S6\$ N6 E14 S6 E21 N21\$ PTR= E40 S50 BAS= W28 S42 E28 N21 FST= E15 FGR= E20 N25 W20 S25\$ N21 W15 S21\$ N21\$ N50 W40\$.											